



GRASSROOTS
REALTY GROUP

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7113 99 Street
Peace River, Alberta

MLS # A2213119

\$215,000



Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: Shed

Charming 3-Bedroom Home with Stunning River Valley Views - Welcome to this delightful 1,050+ sq ft home, featuring 3 cozy bedrooms and 2 full bathrooms. This property offers a single detached garage with extra storage space and ample parking, complemented by a concrete driveway for convenience. Step outside to enjoy a huge garden area complete with a greenhouse, perfect for gardening enthusiasts. Recent updates include new shingles, fresh paint, new carpet, some PVC windows and a modern furnace, ensuring comfort and peace of mind - along with the main floor updates you have a partially finished basement waiting for your personal touch also you have a basement walkout for ease of access. Enjoy breathtaking views of the Peace River River Valley right from your living room Located close to the Baytex Energy Centre, swimming pool, schools, playgrounds, and scenic river walking paths, this home combines comfort with a prime location. Don't miss out on this fantastic opportunity - the sign is up!! schedule your viewing today!