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10006 88 Street  
Peace River, Alberta

MLS # A2240074



\$625,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | The Pines  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 3,348 sq.ft.   | Age:   | 1989 (37 yrs old) |
| Beds:     | 3  | Baths: | 3 full / 1 half   |
| Garage:   | Additional Parking, Concrete Driveway, Double Garage Attached            |        |                   |
| Lot Size: | 0.57 Acre  |        |                   |
| Lot Feat: | Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours B |        |                   |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas   | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Linoleum  | Sewer:     | -    |
| Roof:       | Asphalt Shingle   | Condo Fee: | -    |
| Basement:   | Full  | LLD:       | -    |
| Exterior:   | Vinyl Siding  | Zoning:    | R-1C |
| Foundation: | Wood  | Utilities: | -    |
| Features:   | Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Wet Bar, Wired for Sound |            |      |
| Inclusions: | tarp shed   |            |      |

Tucked away on over half an acre in the Pines sits this very impressive bungalow that would be one of the largest in town. This property offers comfort and style with plenty of room to roam both inside and out. Some interior features start with the Grand entryway as you walk in. A fully updated kitchen with a huge Island, granite countertops and Cherrywood floors in the kitchen, den and formal dining area. Enjoy a large sunken livingroom with a beautiful fireplace as well as a second fireplace in the Den. Bedrooms are all a good size including a spacious primary with a nicely renovated 5 piece ensuite bath. Downstairs will impress with the expansive family room space and wet bar area with plenty of room for the largest of games room decor. A walk out door leads from the basement to the wide reaching back yard where you will find a garden bed, lots of trees, a fantastic fireplace area and a gigantic deck to relax and enjoy the view. Other great features to this property include beautiful stamped driveway and walks, in ground sprinkler system, air conditioned comfort and Much Much More! If you have been looking for something with a bit more space and move in ready, then this place has it all. Call for your appointment to view.