



780-832-0996
derek.estabrook@outlook.com

7913 99 Street
Peace River, Alberta

MLS # A2246070



\$194,000

Division:	North End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,053 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Wood dresser cabinet located in the laundry room

Affordable living without having to give up any living space! Three bedrooms on the main floor plus a large bedroom in the basement. The basement is developed, and the family room can serve whatever need you may have, such as a playroom, gym, or entertainment area. The home interior contains vibrant colors and matching high quality flooring. The backyard is mature, fenced and has a deck tucked into the trees where you can relax. The property is within walking distance of all the schools, as well as both the aquatic center and the Baytex Energy Centre. If you are looking for a smaller mortgage payment and ease in terms of location to all the necessities, and that is without giving up any creature comforts, well then you should definitely consider giving this property a look-see. The seller is a real estate professional and is both a licensed REALTOR ® in the Province of Alberta and an AACI designated appraiser with the Appraisal Institute of Canada.