



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

9618 81 Avenue
Peace River, Alberta

MLS # A2249622



\$309,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, Storage		
Inclusions:	NA		

Charming Home in Peace River’s North End Welcome to this delightful 1,190+ square-foot home located in the peaceful North End of Peace River - close to parks, walking trails, schools, arena and swimming pool.. This residence features a renovated kitchen with 3 appliances, four bedrooms on the main floor, providing ample space for family and guests, 2 main level bathrooms including a full 4-piece and a 2-piece ensuite. The lower level features a versatile office space (which has been used as a bedroom in the past), a sauna, very large rec room that is a fantastic area to host and entertain complete with a cozy gas fireplace. There is also a renovated 3-piece bathroom on this level and a large mechanical/storage/laundry room. Updates include newer shingles, furnace, and some PVC windows. Outside, you’ll find a single-car garage with a large attached workshop, perfect for hobbies or storage. The fenced yard offers privacy, and the large deck with natural gas barbecue piping is ideal for outdoor gatherings. Don’t miss out on this wonderful opportunity to own a charming home in a great location!