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8507 97 Street  
Peace River, Alberta

MLS # A2250742



\$275,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		
Inclusions:	Swing set, coffee counter in the kitchen		

North End Gem &ndash; Affordable, Spacious & Ready for You! If you&rsquo;ve been waiting for the perfect North End home, this is it! Tucked away on a quiet street, yet close to the swimming pool, arena, gymnastics club, and schools, this bungalow offers the best of both worlds&mdash;convenience and peace. With 1,064 sq. ft., 4 bedrooms, and 2 bathrooms, there&rsquo;s room for the whole family to spread out and grow. The main floor features a bright and easy-flowing layout with newer flooring, fresh paint, and a beautifully renovated bathroom filled with natural light. Downstairs, enjoy a spacious recreation room perfect for movie nights or kids&rsquo; playtime, a large soaker tub in the second bathroom for relaxation, plus an office/extra bedroom tucked away for privacy. The basement also offers up a cozy woodstove. Use it to keep the house warm and cut down on energy bills! There&rsquo;s also no shortage of storage space to keep things organized. Step outside and you&rsquo;ll find a fenced backyard made for both play and relaxation, with convenient back-alley access to the roomy double garage. This home is move-in ready, full of updates, and offers a location that makes daily life simple and enjoyable. Don&rsquo;t wait&mdash;homes like this don&rsquo;t last long. Call today to book your private showing!