



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

9117 134 Avenue  
Peace River, Alberta

MLS # A2300413



**\$438,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Shaftesbury Estates    |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,350 sq.ft.           | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn       |               |                   |

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** Kitchen Island, Open Floorplan, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1A

**Utilities:** -

**Inclusions:** Kids play center

This 1,350 sq. ft. raised bungalow offers a bright, open-concept main floor with the kitchen, dining, and living areas flowing together—perfect for everyday living and entertaining. The home features a total of 5 bedrooms and 3 full bathrooms, providing excellent space for a growing family or guests. Enjoy the comfort of a heated attached garage and a covered back deck, ideal for year-round BBQing. The fully finished basement adds even more living space and includes a cozy pellet stove that creates a warm, inviting atmosphere. A well-kept home in a great neighborhood with plenty of value. Call for your appointment to view.