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9102 127 Avenue  
Peace River, Alberta

MLS # A2303962



**\$410,000**

<b>Division:</b>	Shaftesbury Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to this charming bungalow offering exceptional versatility with a fully developed suite for extended family or guests. Ideally situated with no rear neighbours, this home backs onto a peaceful meadow by the river, with scenic dog walking trails right out your back door. Enjoy the convenience of being just minutes from Shaftesbury Park and close to school bus pick-up, making it a great fit for families. The exterior boasts beautiful cottage-style curb appeal, highlighted by a welcoming south-facing front veranda - perfect for morning coffee or relaxing evenings. The yard is thoughtfully landscaped with paving stones, a two-tier deck for entertaining, and a fully fenced layout designed for privacy and family living. Inside and out, this home has been designed with comfort in mind. The insulated, heated garage offers plenty of storage, ideal for Alberta winters and hobby space alike. A rare combination of location, functionality, and charm - this is a property you won't want to miss.