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9913 72 Avenue  
Peace River, Alberta

MLS # A2317623



**\$370,000**

<b>Division:</b>	Norglen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete, Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1B

**Utilities:** -

**Inclusions:** Shed

Welcome to this charming and character filled 4 bedroom, 3 bathroom home located in the peaceful Norglen area of Peace River. This family friendly neighborhood is known for its quiet streets and unbeatable access to local amenities. Just steps from the pool, arena, schools, and multiple playgrounds, this location offers convenience and community in every direction. This home stands out with its spacious entrance, and thoughtful custom woodwork from trim to built-ins creating a warm, inviting atmosphere you won't find in newer builds. The layout is functional and family friendly, with spacious living areas and a basement that feels just as bright and welcoming as the main floor. The basement is perfectly set up for entertaining with a wet bar and direct access to the covered deck from the basement patio doors. A unique spiral staircase takes you from the lower to the upper deck. The yard is fully fenced and nicely set up with a fire pit, and storage shed. Check out the 360 virtual tour now available in the media section, floor plans now available in the photos section!