



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

13014 91 Street
Peace River, Alberta

MLS # A2320125



\$429,900

Division:	Shaftesbury Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Window blinds, TV mount in primary bedroom, TV mount in living room, firepit, shoe rack at the front entry, tire racks in the garage

Welcome to exceptional family living in the highly desirable community of Shaftesbury Estates! Beautifully maintained inside and out, this bright and inviting home offers the perfect blend of comfort, functionality, and location. From the moment you arrive, you'll be impressed by the outstanding curb appeal, highlighted by one of the most meticulously cared-for lawns in the neighborhood, lush landscaping, colorful flower beds, and mature shrubs that create a warm and welcoming first impression. Designed with family life in mind, this spacious home features 4 bedrooms and 3 full bathrooms, providing plenty of room for everyone to enjoy their own space. The main floor is both comfortable and functional, centered around a thoughtfully designed kitchen that truly serves as the heart of the home. Complete with an island, pantry, abundant cabinetry, and generous workspace, it's the ideal setting for everything from busy weekday mornings to family gatherings and entertaining friends. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary suite featuring a private 4-piece ensuite. The layout offers the perfect balance of togetherness and privacy, making it ideal for growing families. The fully finished lower level is a standout feature offering great natural light from the large windows. A cozy family room provides the perfect place to unwind for movie nights, game days, or quiet evenings at home. An additional oversized bedroom, a spacious laundry and storage room, and plenty of open space for a play area, games room, or hobby space make this level as practical as it is comfortable. Step outside and discover your own backyard retreat. Fully fenced and beautifully maintained, the yard offers an expansive deck for summer barbecues, plenty of green space for children and pets to play, and a charming firepit area that's perfect for gathering with family

and friends under the stars. Additional features include an attached double garage for convenient parking and storage, as well as central air conditioning to keep you comfortable throughout the warmer months. The location is simply outstanding. Situated directly across from the community park, playground, and outdoor rink, you'll enjoy year-round recreation just steps from your front door. With no rear neighbors, the property also offers an added sense of privacy and peaceful views, allowing you to enjoy the sights and sounds of nature from the comfort of your backyard. Lovingly maintained, move-in ready, and offering everything today's family is looking for, this is a home you'll be proud to call your own.