



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

9701 73 Avenue
Peace River, Alberta

MLS # A2336748



\$384,000

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,057 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R 1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Storage, Vinyl Windows		
Inclusions:	Rock climbing wall in upper bedroom		

Updated. Spacious. Exceptionally well located. This north-end Peace River home delivers the combination of modern updates, flexible living space, and everyday convenience that buyers are looking for. The inviting main floor features an open-concept layout with a beautiful kitchen, updated flooring, paint, lighting, and a warm wood-burning fireplace that gives the living room a great sense of character. The 4-level split design offers impressive versatility with four bedrooms, two bathrooms, and multiple living areas. Whether you need space for a growing family, a home office, a recreation room, or simply want room to spread out, this layout gives you options. The bathrooms have also been updated, making the home feel fresh and ready to enjoy. The outdoor space is just as appealing, with a landscaped and fenced backyard and a spacious deck that creates the perfect setting for summer BBQs, entertaining, or relaxing at the end of the day. The heated double garage is a major bonus, offering comfortable year-round parking and additional storage. And then there's the location. Tucked into Peace River's north end, you're close to schools, parks, the arena, swimming pool, gymnastics club, and river valley walking trails — making it easy to enjoy both recreation and everyday amenities. A home with personality, practical space, thoughtful updates, and a location that truly works. Come take a look — you may have just found the one!