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7017 99st  
Peace River, Alberta

MLS # A1142870



**\$330,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1995 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

This perfectly placed home is only steps away from everything your family needs! Not wanting to travel back and forth from the kids activities, school, swimming, gym, hockey then this is the perfect location for you! This beautiful bi-level home boasts 1266 square feet with a very spacious 3 bedrooms and 3 bathrooms with a lot of recently done things to the house such as new flooring, new paint, taps/fixtures/ door and cupboard hardware even all the way down to changing the window cranks out !! . The large master bedroom also has a en-suite with a jacuzzi tub waiting for you after walking home after the gym or a skate on the ice. next to that there are 2 more bedrooms upstairs and a 4 piece bathroom as well! working our way back down the hall into the beautiful spacious kitchen that flows seamlessly into the dining room to entertain everyone. After a good homecooked meal sit in the large living room turn the game on and relax! downstairs has a very large rec room could also be a very spacious bedroom if you please. Another 2 piece bathroom with roughed in plumbing for a shower or tub to be added and a large laundry room. THERE IS MORE a awesome 2 car garage perfect to let the wife park inside out of the cold ! Coming around the house to the amazing fully fenced private backyard that has a large deck with ample seating to entertain everyone on a warm day, a retaining wall to add separation to to the backyard with lots of green grass and beautiful trees above! Down below sit around the fire roasting some marshmallows and enjoy some family time before calling it a night! Don't miss out on convenience, beauty, reliability and a all round great home!!! Call now to view !!!