



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

7205 100 Street  
Peace River, Alberta

MLS # A1258241



\$255,000

Division:	Norglen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-1B
Foundation:	Wood	Utilities:	Electricity, Natural Gas
Features:	Wet Bar		

**Inclusions:** 2 Refrigerators, 2 stoves, washer/dryer, dishwasher, microwave, BI microwave/fan combination, shed

Investor alert! This would make the perfect rental with its current setup! Conveniently located in the north end of Peace River, within walking distance to the elementary schools, pool, arena and gymnastics gym. This home features a total of 5 bedrooms and 2.5 bathrooms, and a nice kitchen, dining and living rooms. There is a large family room with a wet bar/kitchen on the lower level. And for those large families it also has 2 washers and 2 dryers, one set upstairs and one set downstairs. The lower level bathroom has also been totally renovated. There are 2 furnaces, one for each level, central air conditioning (upstairs) for your summertime comfort and the hot water tank was new in July 2018. You will appreciate the private back yard, the upper deck in front with great views of the valley. Call to view today!