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9905 72 Avenue  
Peace River, Alberta

MLS # A2077108



\$288,500

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, See Remarks, Storage		

Inclusions: BBQ, fireplace grate, fan, ceiling fans

A great location gets you started with this convenient family option located in Peace River's North End. Just mere steps to schools, the pool, the Baytex Energy Center, there are also walking trails along the river and other amenities only a short distance away. No more rushing after school to get kids fed and then back out the door for hockey, figure skating, gymnastics or swimming lessons as everything is close by and you will appreciate the time that saves. The house itself offers a total of 4 bedrooms and 2.5 bathrooms and is finished up and down and has a nice big fenced yard. The yard also features a garden space with fruit trees and a raspberry patch the produces lots of fresh raspberries. Or enjoy the large deck that sits high and gives you a view out over the north end of town. Function abounds throughout the rest of the house with an efficiently laid out kitchen that feeds into the large dining room with garden doors to the back deck. Adjacent the dining room is the huge sunken living room with wood burning fireplace. Plus the kids have a space of their own to escape to with a lower level family room with walk-out access to the backyard. The 3/4 bathroom on this level also offers up a sauna making it a great space to relax. Unique features and so much to offer. Come check out this special space today!