DEREK ESTABROOK
REALTOR®

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9622 84 Avenue
Peace River, Alberta

MLS # A2097488

$249,500

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	**Age:**	1965 (59 yrs old)
Beds:	3	**Baths:**	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Lawn, Interior Lot, Street Lighting		

Heating:	Mid Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions:	Shed

This is a new listing located in the North end of Peace River and offers many of the standard features you have come to expect in this area plus a host of updates - shingles, windows, hot water tank, attic insulation and a newish furnace. The home itself is a 3 bedroom 1 bath 1074 sq ft home with a partially finished basement. There is a garage/workshop measuring 20 X 28 powered heated and insulated plus its not your usual wood construction - this durable garage is built of concrete block design and very well maintained - this is a perfect setup for the handyman or tinkerer. The back porch is large and opens to the main floor of the kitchen dining room area or gives direct access to the lower level - in any case its large enough that the whole family can enter and store there seasonal items without taking up access room. There is a concrete slab for the deck off the patio doors and direct to the dining room - great for bbq'ing and visiting with family and friends also very private from the surrounding area. The sign is up!!! Call today!!