



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

9701 73 Avenue
Peace River, Alberta

MLS # A2098244



\$364,000

Division:	Norglen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	983 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Private		

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

This tastefully renovated 4 level split home is packed with personality. Located on the north end of Peace River, conveniently close to all the family based amenities: schools, arena, swimming pool, gymnastics club, parks and beautiful walking trails along the river. This location cannot get much better! These sellers have put a lot of effort into beautifying and upgrading. The kitchen has been renovated from the cabinets & counters to backsplash, to stainless steel appliances, to flooring. The furnace is 8 years old, shingles 10 years old and windows (except for the picture window) are two years old. The bathrooms have been beautifully refurbished. Each level has its own little surprise, such as a wood fireplace, cozy family room, plus a basement that can have many different uses, depending on your needs or imagination. You will find lots of square feet and storage in this home. The double car garage is heated. Two years ago the back yard was landscaped and fenced. This may be the "perfect ten" home that you have been looking for.