



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

7013 99 Street  
Peace River, Alberta

MLS # A2114127



\$379,000

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas,
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry		
Inclusions:	N/A		

There are many reasons for your family to fall in love with this home. Ideally located on a lightly traveled street, less than a block away from the Baytex Centre, pool, gym and schools. Plus just a block away from the off-leash dog park. This modified bi-level provides you with some lovely twists and turns that boasts an intriguing layout, offering plenty of natural light and positive energy. The kitchen is warm and generous, opening to the dining area with patio doors leading to the east facing deck and fully fenced backyard. The lower level includes a family room with wood stove, another bedroom, full bathroom and a separate laundry room. This inviting level might just be the prime spot for your family to gather at the end of a busy day. This family home has a fabulous location, it is well built and well maintained. Nothing to do but move in!