



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

9617 81 Avenue
Peace River, Alberta

MLS # A2120062



\$240,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | North End | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,092 sq.ft. | Age: | 1967 (57 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Interior Lot | | |

| | | | |
|-------------|--|------------|---|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: Built in vacuum and existing attachments, all existing window coverings, wood stove, natural gas, shed (all inclusions in as is condition assumed to be in normal working order)

This is a fantastic option for the discerning buyer looking for home in the north end of Peace River on a quiet street - 4 bedrooms 3 bathrooms 1092 sq ft street in the north end of Peace River. The home has some upgrades over time that reduce the maintenance and this is passed on to you - shingles, furnace, some flooring, some windows are upgraded and these are expensive items in the current economy. The large kitchen offers lots of cabinets, a pantry and an open space with access to the large deck and the backyard. The basement offers a 3/4 bathroom, large bedroom, abundance of storage, large recreation area with wood stove --- this home will move quickly so call today!!!