



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

7413 98B St  
Peace River, Alberta

MLS # A2175888



**\$240,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1-A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Look no further this beautiful home is perfect for first time homebuyer, rental property or if you just need more space. This home is nestled in a quiet cul-de-sac on the north end of Peace River. Close to schools, multiplex, swimming pool and much more. The home has 910 sqft and 4 bedrooms and 2 bathrooms. Upstairs has a open concept feel, 3 bedrooms and 1 full bath . Downstairs you will find tons of space with a large rec room, 3 piece bath, a additional bedroom and office/ den. Outside you will find a large yard perfect for the kids or having a fire. Don't miss out on this beautiful property and call today!