



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

9129 133 Avenue
Peace River, Alberta

MLS # A2200518



\$769,900

Division:	Shaftesbury Estates		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,691 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.55 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-83-21-W5
Exterior:	Wood Frame	Zoning:	R1-A
Foundation:	ICF Block	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Beverage fridge, hot tub, all existing window coverings, gym equipment, chicken coop

Step into a world of elegance and timeless charm with this stunning and large Victorian themed home! It is a true architectural masterpiece set on an expansive town lot. Boasting 4 bedrooms and 2 full bathrooms and 2 half bathrooms, this home offers unparalleled space and grandeur making it perfect for those who appreciate craftsmanship and character. Start with the impressive curb appeal with the grand covered front porch. Step inside and appreciate the high ceilings and sprawling interior spaces. The dramatic entrance gives you a grand foyer and impressive staircase. There are multiple living spaces on this level including formal and informal spaces. A chef's dream kitchen offers an unique look with an antique style stove but also modern appliances, granite counters, maple white-washed custom built cabinets and pantry, and a large prep island with eating bar. The second floor features a massive primary suite with a sumptuous ensuite bathroom with his and hers vanities, closets with custom built-ins and custom walk through 7 head shower accessible from both sides. There is also a gorgeous iron soaker tub to soak those cares away. The primary suite also features its own private balcony which allows you outdoor access and a relaxing place to sit. There is a cozy and private 3rd level bedroom/sitting room that could make a great guest suite or option for your teenage children. Above the garage is another space that is currently being used as a craft/paint room but gives you a lot more options. The basement is fully finished with an office, large bedroom, home gym, bathroom and family/media/games room. Outside you will find a large yard that is fenced with vinyl fencing which will stand the test of time. A private and west facing deck gives you dining and BBQ space and leads to the hot tub. There is also a stamped concrete sidewalk

leading you to the fire pit area which is a space you are going to enjoy. The second lot with this property has its own title and so could easily be sold if you did not want as much yard space. This one-of-a-kind property is more than a home-it's a statement. Whether you dream of hosting grand gatherings with family and friends or simply living in something unique and out of the ordinary, this home delivers! Don't miss your chance to own this majestic treasure. Schedule your private tour today!