



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

10414 90 Street
Peace River, Alberta

MLS # A2211952



\$359,900

Division:	Upper West Peace		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	922 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential-Mixed High De
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Charming Chalet-Style Home with Stunning River & Valley Views! Welcome to your next home! This beautifully maintained chalet-style property offers a unique blend of charm and modern comfort, all nestled in a peaceful setting with breathtaking views of the river and valley. Step onto the covered front deck—perfect for morning coffee or evening relaxation—as you take in the serene natural surroundings. Inside, you’ll find 4 bedrooms and 2 full bathrooms, ideal for families or hosting guests. The main living area is open concept and features a great kitchen with plenty of storage and a handy island. The living and dining room are connected and feature garden doors to the previously mentioned deck. The basement is fully finished and provides 2 of the 4 bedrooms and 1 of the 2 bathrooms plus a large family room and storage. The windows down here are large and give plenty of light to keep the basement feeling open and bright. The double detached garage provides plenty of room for vehicles and storage, while the fenced, private yard offers space for kids, pets, or a backyard fire. Your house search ends here as this home has it all: space, privacy, and a picture-perfect view. Don’t miss your chance to own this slice of paradise—schedule your private showing today!