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7210 100 Street  
Peace River, Alberta

MLS # A2109271



**\$449,900**

<b>Division:</b>	Norglen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier		

**Inclusions:** N/A

Nestled in the heart of Peace River, this charming home offers the perfect blend of convenience and comfort. Situated within walking distance of the Baytex Community Center and schools, it's an ideal spot for families seeking a vibrant community atmosphere. Step inside to discover a thoughtfully designed main floor, featuring a spacious kitchen with updates, a large dining area, and a cozy family room with a gas fireplace. Enjoy the peaceful ambiance of the sunroom, perfect for relaxation and soaking in natural light. The main floor also boasts a second family room with ample natural light, a convenient laundry room, a half bath, and a versatile bedroom/office. Retreat to the upper level, where you'll find three bedrooms, including a master with an updated ensuite and a walk-in closet, providing a private haven for relaxation and rejuvenation. The lower level offers three additional bedrooms, providing plenty of space for family, guests, or hobbies. Ample storage and a cold room add to the home's practicality and convenience. Step outside to the fully landscaped west-facing backyard, offering a generous space for entertaining or children's play. The property also features a large double car garage, providing secure parking and storage. This turnkey home is ready for you to move in and start making memories. Don't miss out on this fantastic opportunity to call Peace River home!