

**10010 88 Street  
Peace River, Alberta**

**MLS # A2141474**



**\$559,000**

<b>Division:</b>	The Pines		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	2,586 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Irregular Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R 1-C
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Hot tub (as is, where is), 3 upstairs TV mounts, stove in kitchen

This is a special house in a special neighbourhood! The Pines is unlike any other neighbourhood in Peace River with its strong community spirit where everyone here knows each other and keep an eye out for one another! Plus The Pines offers you spectacular lots that are large and private! This particular lot measures 0.47 acres. It is fully fenced and the trees help it to feel privately enclosed and the landscaping is beautiful. There is room for just about everything and the irrigation system helps to keep it lush and green. It is also here that you will find the amazing back deck and pergola. What a fantastic place to spend evenings hosting dinner for friends and family or just enjoying a quiet night or early morning coffee. Or just sit and read a good book while watching the kids play! Not to be forgotten though is the equally impressive house that has been lovingly cared and extensively renovated! Measuring over 2,500 square feet, you will find all of the room you need. From the front door where you walk into your office which could also double as a family room, it flows naturally into the spacious kitchen that was recently updated and renovated. This space is sure to impress with all of the storage it offers and room to stretch out and prepare dinner! It also overlooks the massive dining room that offers large patio doors to take you outside. This dining room is second to none and will fit the largest of tables! Just off the kitchen is a cozy family room with fireplace, 3/4 bathroom and laundry and access to the lower level and double attached garage. The upper level hosts the bedrooms and the two updated and renovated bathrooms. Uniquely laid out but efficient in its use of space, this layout helps keep family together on one level while giving everyone their own space. The lowest level is partially finished but offers up a blank canvas for you to design as you see fit. This property

begs to be seen and you will have to see it to appreciate all that was done and all of the space it provides!