



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

7105 99 Street
Peace River, Alberta

MLS # A2160508



\$325,000

Division:	Norglen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Gentle Sloping, Private		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco

Zoning: Res

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Washer and dryer are new, older dryer still works and is included

Need to be close to school, arena, swimming pool? This home, only a block from the arboretum and the river, and close to most of the schools, is across the street from the Pool and the Baytex Centre, and just up the hill you are at the dog park and many walking trails! With welcoming trees, private back yard, mature, prolific apple trees, a covered deck, this yard is a dream! New shingles were added in 2022, and some new windows. A large, covered deck is over the attached single car garage. Inside, and on the main floor, you will find three bedrooms, 1 and $\frac{1}{2}$ baths, a wide-open concept dining, living room and kitchen floor plan, renovated in 2015. The basement has a large family room, a bedroom, a $\frac{3}{4}$ bath, lots of storage and laundry room. The bathrooms in the home have been recently renovated. All in all, a great family home, with the added bonus of being close to recreational facilities! This home is waiting for your family to call it home! Don't delay viewing this one!!