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9118 130 Avenue  
Peace River, Alberta

MLS # A2165556



**\$475,000**

<b>Division:</b>	Shaftesbury Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Level, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Sauna, air conditioner, shed, gazebo and pergola

Welcome to this immaculate and inviting bungalow nestled in a serene and family-friendly neighborhood. This well maintained residence boasts a total of four bedrooms with three situated on the main level, providing ample space for growing families or guests. The home features three full bathrooms, ensuring convenience and comfort for all occupants. The heart of the home is its well-appointed kitchen, complete with lots of upgrades and updates and abundant cupboard space, perfect for culinary enthusiasts and everyday meal preparation. The open concept main floor flows seamlessly, ideal for both entertaining guests and cozy evenings with loved ones. Downstairs, the fully developed basement adds significant value with an additional bedroom, a spacious family room, and a convenient four piece bathroom with sauna. A large utility and laundry room further enhances functionality and storage options. Recent upgrades include paint and all flooring on the main level. The backyard is a private oasis with it fully fenced and landscaped. A handy shed for storage and a nice sized deck with pergola and gazebo make outdoor entertaining painless. Air conditioning, underground sprinklers and gemstone lighting are just a few of the extras that you are sure to appreciate! This home truly combines modern comfort with practical design, offering a lifestyle that balances community charm with contemporary convenience. Don't miss the opportunity to make this remarkable property yours! Call today to book your private viewing.