



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

10422 90 Street
Peace River, Alberta

MLS # A2172711



\$439,000

Division:	Upper West Peace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,221 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Views		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Antique Wood Burning Cook Stove

This is a must see home if you are in the market for a home with a fantastic open layout, 4 bedrooms, 3 bathrooms, fully finished basement with a total living space of almost 2500 sq ft and over 1200 sq ft on the main floor. Built in the home offers hardwood floors throughout the main level with tile bathrooms. Kitchen layout that takes advantage of the spectacular view, partial wrap around deck that also has incredible views of the river and the river valley. Some more features are large tile entry, antique wood burning cook stove, huge recreation room in the lower level, fenced back yard with pergola seating/fire pit area and a large 20 X 24 double car garage. The home offers all you could want at an attractive value - this is a great family home and location. The sign is up!! Call today!!