



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

7209 96 Street
Peace River, Alberta

MLS # A2174146



\$468,000

Division:	North End		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,438 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Concrete Driveway, Double Garage Detached, Heated Garage, Off S		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Marble, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R 1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Soaking Tub, Storage		

Inclusions: Deep freeze, shed

The wait is over and you have a motivated seller! The perfect combination when you are looking to buy! Your dream home with the amazing views is ready and waiting. Immerse yourself in the tranquil ambiance, where you can enjoy the gentle flow of the mighty Peace River right outside your windows. Expansive views of the lush valley and beautiful river greet you everywhere you look. This custom home was designed around the views and does not disappoint. Every window along the front of the house showcases the scenery. The wrap around deck gives you outdoor space to also be able to take it all in. This home is completely finished up and down and hosts some updates and renovations like paint, fixtures, and bathroom fresh-ups. The upper level hosts 2 bedrooms and 2 bathrooms plus the roomy kitchen and dining room with patio doors off to the deck plus the large living room with soaring wood vaulted ceilings. The lower level is all above grade giving you big windows and lots of light and provides you with two more bedrooms, a bathroom, laundry/utility room and then a big family room with cozy fireplace and extra space for a games room or pool table! The landscaped yard is beautiful front and back and there is a 24x24 detached garage offering up plenty of parking. Speaking of parking, there is a long, paved driveway- perfect for an RV or boat and there is a covered carport in the front of the house to keep your vehicle protected from the elements. Location matters most and this home offers up a desirable location with breathtaking views! Book a private showing today!