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9713 72 Avenue  
Peace River, Alberta

MLS # A2204311



**\$365,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry		

**Inclusions:** N/A

This two story house with NO basement is refreshingly unique; giving you over 2100 sq ft of above grade living. Located in the heart of the north end, so close to the arena, pool and schools, parks and playgrounds, plus within walking distance to the Riverside Trails. The entry on the first floor is generous in size and closet space, perfect for your family's coming and going, as is the family room with wood burning fireplace, 2 bedrooms, a full bathroom, utility room and indoor access to the garage. These sellers have gone all out with extensive renovations. All the windows and patio doors are brand new with triple pane argon windows. The large, country kitchen is all decked out in new cabinets, new flooring and SS appliances.. The flooring on the main level has been completely replaced with luxury beige vinyl plank. Together with the new high efficiency furnace and the wood burning fireplace, they are anticipating low energy costs this winter. The second story showcases lots of raised decking, giving this home a curb appeal all its own. The deck can be accessed through the patio doors in the kitchen or the patio doors from the dining room, providing you with a great view into the private and fully fenced backyard. The garage has undergone a facelift as well. If you are looking for a home that is somewhat unique, with a great location, put this one on your must-see list....it may be exactly what you are looking for.