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10041 85 Street  
Peace River, Alberta

MLS # A2207464



**\$429,900**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this one-of-a-kind 1.5-storey home, perfectly nestled against a breathtaking expanse of rolling hills and lush green space. With no neighbors behind, you'll enjoy ultimate privacy and unparalleled views right from your backyard. This home offers a rare opportunity to connect with nature while still being close to all amenities. This property backs directly onto pristine green space, providing serene views and direct access to scenic walking and hiking trails. Featuring a blend of charm and functionality, this home offers a versatile layout with soaring ceilings and an inviting atmosphere. The main floor boasts a bright, open-concept living area with large windows that flood the space with natural light and frame the picturesque scenery. There is a well-appointed kitchen with ample cabinetry, and a dining nook, perfect for morning coffee with a view. The upper-level primary bedroom provides a peaceful escape, complete with an ensuite bath and a private deck allowing you to take in the spectacular views! Generously sized secondary bedrooms on the upper floor ensure comfortable accommodations for family or guests. There is also a fully finished basement providing another family room, laundry, 2 bedrooms and a bathroom. Step out onto the expansive deck and take in the tranquil surroundings, ideal for entertaining or unwinding after a long day. A spacious attached garage and ample driveway parking make this home as practical as it is beautiful. Don't miss this rare opportunity to own a home where nature and comfort harmoniously meet. Schedule your private showing today and experience the beauty and tranquility of this incredible property!