



**GRASSROOTS**

REALTY GROUP

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**7110 99A Street**  
**Peace River, Alberta**

**MLS # A2291381**

**\$366,000**



<b>Division:</b>	Norglen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan		

**Inclusions:** n/a

If you are looking for a home with lots of space and great location, this house in an established family neighbourhood Norglen is a great option. Open and bright main level features a living room, a formal dining room, an eat-in kitchen, and a family room with patio doors which lead to the deck and create a natural extension of the living space outside. Imagine watching children or pets playing in the yard right by the family room. Also, the main level hosts a full bathroom, a bedroom, and a functional and spacious laundry room which leads to the garage. On the upper level you will find the main bathroom and 3 more bedrooms, where the master bedroom has a 3pc ensuite and a walk through closet. Lower level features a 5th bedroom, an entertainment room, and a utility room with on-demand water heater, space for storage, and a new high efficiency furnace. With hardwood and ceramic tile flooring throughout the house you don't have to worry about cleaning carpets ever again. Abundance of windows along with a skylight will make even the gloomiest seasons seem light. With multiple living rooms every member of the family will be sure to find space for entertainment or a hobby of their liking. Call for a showing!