



**#15, 8205 98 Street  
Peace River, Alberta**

**MLS # A2320980**



**\$179,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Window blinds, portable AC unit

Welcome home to this beautifully updated 3-bedroom end-unit townhouse, a place where comfort, style, and everyday family living come together perfectly. From the moment you step inside, you'll appreciate the bright, welcoming atmosphere created by the fresh paint, updated flooring, and thoughtful improvements throughout. This is truly a move-in-ready home where much of the hard work has already been done for you. The cozy living room is the perfect gathering place, featuring a beautiful gas fireplace that invites you to curl up with a good book, enjoy family movie nights, or simply relax at the end of a busy day. The refreshed kitchen is the heart of the home and offers a fresh, modern look and refreshed finishes that make both meal preparation and entertaining a pleasure. Conveniently located just off the kitchen, you'll find a renovated half bath and main-floor laundry, adding practicality to your daily routine. Upstairs, all three bedrooms are thoughtfully situated alongside an updated full bathroom, creating a functional layout that's ideal for growing families. Outside, the benefits of this end-unit location really shine. The fenced yard provides room for kids and pets to play, while the west-facing deck is the perfect place to enjoy sunny afternoons, summer barbecues, and evening visits with family and friends. An exterior storage unit offers valuable extra space for bikes, seasonal decorations, and outdoor equipment. Located in a welcoming community, this home offers an affordable opportunity to put down roots and enjoy a lifestyle centered around comfort, connection, and convenience. Warm, inviting, and exceptionally well cared for, this is the kind of home where memories are made. Simply move in, unpack, and start enjoying everything it has to offer!