



GRASSROOTS
REALTY GROUP

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9714 77 Avenue
Peace River, Alberta

MLS # A2321026



\$289,500

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum		

Inclusions: Microwave, window blinds, shelves above desk, bar stools, curtains in first upstairs bedroom to the right

Welcome to the perfect blend of comfort, convenience, and family-friendly living! Ideally located just steps away from everything a family needs, this fully finished 4-level split home offers exceptional value along with a variety of thoughtful upgrades rarely found at this price point. Step inside and you'll immediately appreciate the beautiful hardwood flooring, bright and refreshed interior spaces, and numerous updates throughout the home. The upper level features three comfortable bedrooms and a full bathroom, providing a practical layout for family living. On the main level, you'll find a beautifully designed kitchen complete with a charming garden window, perfect for growing herbs or enjoying natural light while you cook. The spacious living room offers plenty of room for relaxing or entertaining guests. Just a few steps down, the oversized family room creates the perfect gathering space for movie nights, game days, or simply spending quality time together. The lower level adds even more flexibility with additional bonus space, a bathroom, and convenient laundry area, making it ideal for hobbies, a home office, or extra storage. Step outside to enjoy a generous fenced backyard, perfect for kids and pets, along with a beautiful interlocking brick patio that's ready for summer barbecues and outdoor entertaining. A handy storage shed adds even more practical space for tools and outdoor equipment. Homes offering this combination of location, space, and upgrades don't come along often. This one is definitely worth a look! Call today to schedule your private viewing and see everything this fantastic family home has to offer!