



GRASSROOTS
REALTY GROUP

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8801 101 Avenue
Peace River, Alberta

MLS # A2329395



\$549,000

Division:	The Pines		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,124 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: Shed

ACREAGE FEEL WITHOUT THE ACREAGE - PRIVACY AND SECLUSION YET THE COMFORT OF NEIGHBORS! Discover this incredible property tucked away in the highly sought-after subdivision locally known in Peace River as The Pines. Situated on almost half an acre of fully fenced, private, park-like land, this impressive one-and-a-half-storey home offers over 2,100 sq. ft. of space, four bedrooms, three bathrooms and multiple living room areas — plenty of room for the entire family! Step inside to hardwood flooring, a refreshed kitchen with updated appliances, breakfast nook with spacious living and dining areas designed for everyday living and entertaining. Step outside onto the expansive decks - one a comfort sharing veranda style with overhead covering the other open to the sunshine and views plus you can take in the huge, private backyard— your own peaceful retreat with room to relax, entertain and enjoy the outdoors. The fully finished basement adds even more usable living space, while the attached double-car garage provides convenience and storage. BEST OF ALL— THE BIG-TICKET ITEMS ARE DONE! Brand-new high-efficiency furnace, new hot water tank and newer shingles mean you can move in and enjoy! Space, privacy, a park-like yard and an exceptional location— this is as close to acreage living as you can get without leaving the subdivision. Properties like this in The Pines don’t come along often— don’t miss your opportunity - the sign is up call today!!