



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9610 79 Avenue
Peace River, Alberta

MLS # A2331101



\$309,900

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, See Remarks, Wet Bar		

Inclusions: Shed

Bright, warm, and move-in ready — this north-end bungalow has been exceptionally cared for and it shows. Hardwood floors highlight the sunlit living room, while the kitchen offers generous storage and functionality. The primary bedroom opens through a garden door to a bonus office or dressing room that could easily be converted back into a third bedroom. Downstairs, you'll find a fantastic basement setup with two more bedrooms (windows may not meet egress), a wet bar, and a 3/4 bath — perfect for guests or entertaining. Recent mechanical upgrades include a new furnace and air conditioning. The fenced, landscaped yard pairs perfectly with the large heated single detached garage and extra parking in the back. A great home with great value. Call for your appointment to view.