



GRASSROOTS
REALTY GROUP

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8302 98 Street
Peace River, Alberta

MLS # A2332685



\$284,000

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,170 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: existing renovation materials like baseboards and tile can be included.

The owners' plans have changed, creating an incredible opportunity for you! Located in the desirable north end of Peace River, this well-maintained 1,170 sq. ft. four-level split, built in 1976, is ready for its next owners. Offering three bedrooms and 2.5 bathrooms, this home provides plenty of space for a growing family while featuring numerous recent upgrades. The upper level offers three comfortable bedrooms, a beautifully renovated four-piece main bathroom, and a convenient two-piece ensuite off the primary bedroom. The main floor features a spacious eat-in kitchen with plenty of room for family meals, along with a bright and inviting living room. On the third level, you'll find a cozy family room complete with a wood-burning fireplace, perfect for relaxing evenings, as well as a three-piece bathroom. The lower level includes the laundry and utility room plus a versatile bonus room that could be used as a hobby room, home office, or extra storage. Over the past 2 years, this home has undergone numerous upgrades, including new windows, a new patio door, updated electrical switches and outlets, modern light fixtures, fresh paint, new blinds, and all new floor registers. The main bathroom was completely renovated down to the studs, and the ensuite features a new vanity. Additional improvements include a new laundry room window, laundry sink, exterior block heater outlets, and a washer and dryer that are only one year old. If you've been searching for a family home in a fantastic neighborhood with several upgrades already completed, with some more work to finish, this one deserves a look. Call or text today to arrange your private viewing!