



GRASSROOTS
REALTY GROUP

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10313 89 Street
Peace River, Alberta

MLS # A2334648



\$315,000

Division:	Upper West Peace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,188 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Res mixed High Density
Utilities:	-

Inclusions: shed

Bright and well-kept 4-bedroom bilevel located in desirable Upper West Peace, directly across from the ski hill. This home offers a spacious open kitchen with plenty of counter space and a large dining area that leads right out to the back deck — ideal for family meals and summer entertaining. The main floor includes three comfortable bedrooms, including a primary with a convenient 3/4 ensuite. Downstairs, the basement features a generous fourth bedroom, a full bathroom, and an insulated cold room perfect for storing vegetables, canning, or seasonal supplies. Outside, enjoy a good-sized deck overlooking the landscaped yard with garden beds and room to relax. The detached 20×24 garage provides excellent storage and workspace, with easy access to the back lane. A solid family home in a great neighborhood with recreation right at your doorstep. Call for your appointment to view.