



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6929 99 Street
Peace River, Alberta

MLS # A2343154



\$495,000

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,318 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Shed

IMMACULATE EXECUTIVE-STYLE HOME WITH EXCEPTIONAL VALLEY VIEWS! Located in the desirable north end of Peace River, this beautifully maintained 1,318 sq. ft. home offers 4 bedrooms, 3 bathrooms and outstanding pride of ownership throughout. Enjoy exceptional west-facing views of the Peace River Valley along with a very private, fully fenced backyard and NO NEIGHBOURS BEHIND! The main floor features quartz countertops, quality cabinetry, hardwood and tile flooring, a 3-piece ensuite and 4-piece main bathroom. The fully developed lower level provides plenty of additional living space with a bedroom, 3-piece bathroom, laundry area and a large recreation room with in-floor heat. Major upgrades include a 2026 FURNACE & CENTRAL A/C, 2018 hot water tank, PVC windows and newer shingles. Outside, the immaculate yard features vinyl siding, a stone walkway, veranda-style deck and storage shed. The TRUE 24" x 23" HEATED DOUBLE GARAGE is finished with an epoxy-coated floor. From the exceptional condition and extensive upgrades to the private backyard and beautiful Peace River Valley views, this is a move-in-ready home that stands above the rest. Properties this well cared for are hard to find—come take a look!