



REALTOR



# 9805 75 Avenue Peace River Alberta

\$239,900

Welcome to the perfect family-friendly bi-level tucked away in a quiet loop-around neighborhood where kids can ride bikes, neighbors wave hello, and the charming central park and playground create the ideal community atmosphere! This right-sized home offers an excellent blend of comfort, functionality, and value with space for the whole family to enjoy. Step inside and appreciate the bright, welcoming feel created by the abundance of windows that flood the home with natural light. The efficient and thoughtfully designed kitchen makes great use of space and flows seamlessly into the dining area, complete with patio doors leading out to the deck--perfect for BBQ season, morning coffee, or keeping an eye on the kids in the playground. The main floor features two comfortable bedrooms and a full bathroom, while the lower level adds even more flexibility with a third bedroom, a 3/4 bathroom, and a spacious second living room that makes the perfect TV space, kids' hangout, or games room. The large main living room upstairs gives everyone room to spread out and relax. Over the years, the home has seen numerous upgrades and updates that help keep it move-in ready, while extras like air conditioning make this property truly stand out at this price point. Outside, the large fenced yard is ready for family life and summer enjoyment with garden spots, storage sheds, and convenient back alley access. The location simply can't be beat--just steps from schools, the Baytex Energy Centre, indoor pool, walking paths, playgrounds, and so much more. This is the kind of home where memories are made--comfortable, affordable, and located in one of the best family-oriented areas around! (id:6769)

Bedroom 10.67 Ft x 10.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.50 Ft x 9.67 Ft

Bedroom 11.50 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Royal

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