

9814 95 Avenue Peace River Alberta

\$214,999

All great home beginnings start with a solid structure and a fantastic location. This home satisfies both! A huge lot within walking distance to all that downtown Peace River has to offer makes it not only conveniently located but allows you to leave your vehicle at home and let you walk to work saving you money and wear and tear on your car. The backyard is private and spacious. There is a shed and a garden with lots of mature trees and shrubs to provide you a private oasis. Some of the trees are fruit bearing which is great for those that like to grow their own fruit. The home is well built and has been well maintained. Lots of classic features combined with large spaces to give you a roomy feeling house that checks all of the boxes of what any family needs. There are three bedrooms and one bathroom upstairs and then a 3/4 bathroom downstairs along with another bedroom and second kitchen! Get creative with how to use this space to its full potential. The rest of the basement gives you storage space and the laundry area. The fence was replaced in 2021, shingles redone in 2009 and a new hot water tank in 2023 plus a few of the appliances have been updated over the past several years. All in all, this solid family home is a great investment for you and your family or buy it as an investment. Either way, the location can't be beat and you know you are getting a great home! (id:6769)

3pc Bathroom .00 Ft x .00 Ft **Bedroom** 12.42 Ft x 7.83 Ft **Primary Bedroom** 12.33 Ft x 9.75 Ft Bedroom 9.83 Ft x 8.08 Ft Bedroom 11.42 Ft x 7.75 Ft 4pc Bathroom .00 Ft x .00 Ft



Originally Listed by: RE/MAX Northern Realty

https://www.laynegardner.com/



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.