



## 9618 81 Avenue Peace River Alberta

\$323,000

Charming Home in Peace River's North EndWelcome to this delightful 1,190+ square-foot home located in the peaceful North End of Peace River - close to parks, walking trails, schools, arena and swimming pool.. This residence features a renovated kitchen with 3 appliances, four bedrooms on the main floor, providing ample space for family and guests, 2 main level bathrooms including a full 4-piece and a 2-piece ensuite. The lower level features a versatile office space (which has been used as a bedroom in the past), a sauna, very large rec room that is a fantastic area to host and entertain complete with a cozy gas fireplace. There is also a renovated 3-piece bathroom on this level and a large mechanical/storage/laundry room. Updates include newer shingles, furnace, and some PVC windows. Outside, you'll find a single-car garage with a large attached workshop, perfect for hobbies or storage. The fenced yard offers privacy, and the large deck with natural gas barbecue piping is ideal for outdoor gatherings. Don't miss out on this wonderful opportunity to own a charming home in a great location! (id:6769)

3pc Bathroom 64.00 Ft x 5.00 Ft

Recreational, Games room 40.00 Ft x 14.00 Ft

Office 18.00 Ft x 13.00 Ft

Sauna 5.00 Ft x 4.00 Ft

Other 9.00 Ft x 9.00 Ft

Living room 15.00 Ft x 13.00 Ft

Kitchen 14.00 Ft x 9.00 Ft

Bedroom 12.00 Ft x 8.00 Ft

Bedroom 9.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 8.00 Ft

Bedroom 13.00 Ft x 13.00 Ft

4pc Bathroom 8.00 Ft x 7.00 Ft

2pc Bathroom 7.00 Ft x 4.00 Ft

Listing Presented By:



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**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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