

7110 99A Street
Peace River, Alberta

MLS # A2235724



\$349,000

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| Division: | Norglen | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 2,039 sq.ft. | Age: | 1983 (42 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Front Yard, Gentle Sloping, Landscaped, Open Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Jetted Tub, Open Floorplan, See Remarks | | |

Inclusions: window coverings, hot tub as is

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the sought-after Upper Norglen neighborhood. Nestled on a quiet street, this spacious home offers over 2,000 square feet of comfortable living space, perfect for growing families or those who love to entertain. The main floor features a bright and open layout with a large living room, a well-appointed kitchen with ample cabinetry, and a generous dining area. Three good-sized bedrooms, including a primary suite with a private ensuite, complete the main level. The lower levels offer two more bedrooms, a 3/4 bathroom, and a large family/rec room with a wood burning fireplace—ideal for movie nights. Plenty of storage space and a functional laundry area add convenience. There is also a new hot water on demand unit. Outside, enjoy the large fenced yard with room to garden or play, plus a spacious driveway and attached garage. Located close to schools, parks, and walking trails, this home combines comfort and convenience in one of Peace River's most established and family-friendly communities. Don't miss out—this is the ideal place to call home!