9602 71 Avenue
Peace River, Alberta

MLS # A2273646

$439,000

Division:	North End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,374 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Neighbour		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R-1A
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Bidet, Chandelier, High Ceilings, Natural Woodwork, Sauna, Skylight(s)		

Inclusions: none

Welcome to your dream home that sits at the very end of River Road. This spacious 1 1/2 storey residence offers 3 generous bedrooms and 4 bathrooms, perfect for families or those who love to entertain. Stepping inside you will find plenty of hardwood flooring throughout including the sunken living room which has a cozy fireplace, high vaulted ceilings, and the convenience of main floor laundry. The upper level features three large bedrooms, including a spacious primary suite with a skylight lit 5-piece ensuite and a private sunroom retreat. The fully finished basement includes a 3/4 bath, dry sauna and a handball court which could easily be converted to a home theatre, recreation space, or anything you envision. Outside, the beautifully landscaped yard is a true oasis, featuring a mix of mature trees and plants, a tranquil water feature, steps from the paved walking path along the river and direct access to the Normand Boucher Community Arboretum. It’s like living in your own private park! Don’t miss this rare opportunity to own a unique property in a prime location. Schedule your viewing today!