

9610 77 Avenue
Peace River, Alberta

MLS # A2303797



\$299,900

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|------------------|--|---------------|-------------------|
| Division: | North End | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,040 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Subdivided | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1-A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Storage, Vinyl Windows | | |

Inclusions: Stand up freezer

Beautifully maintained and extensively updated, this immaculate bungalow offers comfort, quality, and a location that's hard to beat. Situated within walking distance of schools, sports facilities, the river, and scenic walking trails, this home combines convenience with lifestyle. Step inside and you'll immediately appreciate the pride of ownership throughout. The bright and inviting main floor features rich hardwood flooring and a spacious living room filled with natural light, highlighted by a cozy wood-burning fireplace. The layout includes two bedrooms and a well-appointed bathroom, with the oversized primary bedroom offering an abundance of space that's sure to impress. Downstairs, the fully finished basement adds even more functional living space, complete with a third bedroom, an additional bathroom, and a warm, welcoming family room featuring a wood-burning stove—perfect for relaxing evenings. Outside, the fully fenced and beautifully landscaped yard provides a private retreat, ideal for families, pets, or entertaining. A large detached garage completes the package, offering plenty of storage and workspace. Neat as a pin and move-in ready, this home delivers peace of mind with its exceptional upkeep and thoughtful updates—an excellent opportunity for buyers seeking quality and comfort in a fantastic location.