

# \$325,000 - 7105 99 Street, Peace River

MLS® #A2238278

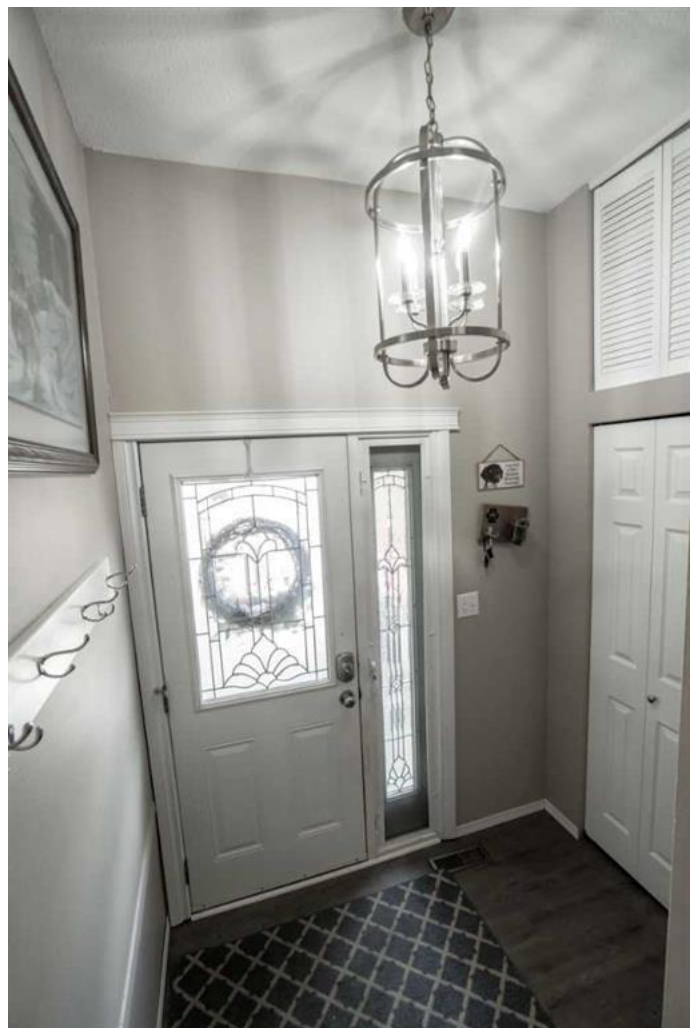
**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.16 Acres

Norglen, Peace River, Alberta

This beautifully renovated property boasts a large open-concept living space that's perfect for entertaining and family gatherings. The heart of the home is the expansive kitchen, featuring a generous island complete with a wine fridge and a spacious pantry! There is a full bathroom with custom tile work and three comfortable bedrooms on the main floor with the primary bedroom having its own private half bath. As you make your way to the basement, you'll discover a large living room, fourth bedroom and another full bathroom, making it perfect for guests or older children. You'll also find a sizable laundry room and storage room, ensuring you have all the space you need. Plus, the single-car garage offers additional storage options. Step outside to enjoy the large covered patio atop the garage, where you can relax and take in the serene surroundings. The private backyard is truly a gem, featuring mature fruit-bearing trees and beautiful shrubs that create a peaceful oasis. With direct access to walking trails and hills just beyond the back gate, you can enjoy the best of country living right in town. Recent upgrades include new shingles (2022) and updated upper bedroom flooring along with a refreshed downstairs bathroom (2024). Located right across the street from the Baytex Center and swimming pool, this property combines convenience with comfort. Don't miss out on this incredible opportunity—schedule your showing today!



Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238278    |
| Price          | \$325,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,108       |
| Acres          | 0.16        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7105 99 Street         |
| Subdivision | Norglen                |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1B4                |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Yard        |
| Lot Description   | Back Yard, Landscaped, Other |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco                       |
| Foundation        | Poured Concrete              |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 38              |
| Zoning         | R1-B            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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