

# \$442,900 - 11810 78 St, Peace River

MLS® #A2177632

**\$442,900**

4 Bedroom, 3.00 Bathroom, 1,747 sqft  
Residential on 0.76 Acres

Westbrook Estates, Peace River, Alberta

**\*\* Motivated Sellers \*\*** If you are looking for the acreage feel but don't want to leave town here is the perfect property for you! This beautiful property is 1747 sqft and sitting on .76 of an acre in town limits!! Coming up your paved driveway you will come into your new air conditioned home and see a large living room with a wall of windows letting tons of natural light and looking onto Westbrook Estates. Just off the living room you will find a gorgeous kitchen with stainless steel appliances and ample cupboard and counter space for all your cooking and entertaining needs! Adjoined with the kitchen is a separate dining room with tons of space for a large family! Also off the kitchen is an open concept feel to a second living room area that leads off to the deck outside. Down the hall off the living room you have a bedroom, main floor laundry, a beautiful 2 piece bathroom and access into the double attached garage. Upstairs you have a Large primary bedroom with a 3 piece en-suite. Also upstairs you have recently renovated back to original from one large room to 2 bedrooms and a 4 piece bathroom. That's not all with recent upgrades to the home including high efficient furnace 2023, well pump 2024, pressure tank 2024, hot water tank 2020. Downstairs you have a full basement that is a blank canvas to create your dream basement. Outside in your oasis of a huge backyard you will see off you beautiful composite deck, rolling hills, beautiful landscaping, large fire pit area, and a amazing



covered low maintenance hot tub area with pull down privacy screen to relax after a long day! This property is rare beauty so don't miss out and call today to view!

Built in 1989

### Essential Information

MLS® #	A2177632
Price	\$442,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.76
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11810 78 St
Subdivision	Westbrook Estates
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1Y6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment, Natural Gas

Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 5th, 2024
Days on Market	167
Zoning	R1-C

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.