

# \$449,000 - 11905 78 St, Peace River

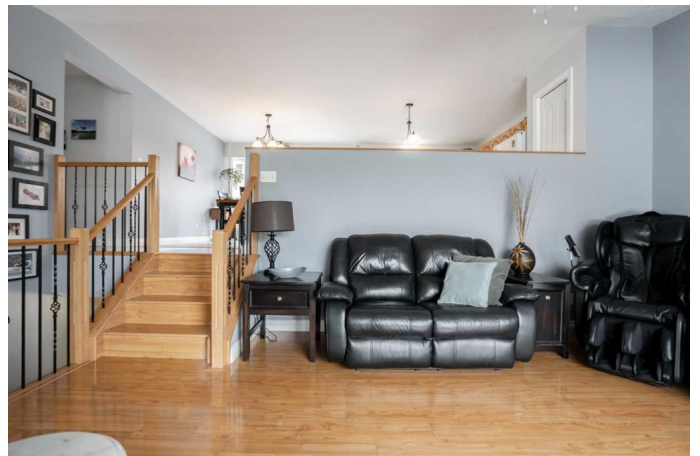
MLS® #A2208130

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Residential on 1.28 Acres

Westbrook Estates, Peace River, Alberta

This amazing never listed before property has the spacious feeling of an acreage but in town limits! This beautiful 5 bedroom, 3 bathroom, 4 level split home sits on 1.28 acres! Walking inside the home you will find on the main level a beautiful living room with a large window letting in tons of natural light. Headed up the stairs to your top level you have a spacious open concept kitchen and dining room that overlooks the living room. Down the hall you will find a large primary bedroom with a walk-in closet and beautiful 3 piece en-suite. Also upstairs you have 2 more good sized bedrooms and a full bathroom. Down to first lower level you will find another living room/ rec room, laundry and 3 piece bathroom, as well as 2 more bedrooms! The second lower level is a finished empty space perfect for the kids to play or gym! Outside you can enjoy the view of your beautiful backyard from your large deck covered in composite decking or head down the stairs and enjoy a nice fire with the family. In the front of the house you will see a long paved driveway that wraps around to the back of the garage to the shed, RV parking beside the garage and a large 26x36 double car heated garage to top this amazing property off. Don't miss out on this never before listed property and call for a viewing today!



Built in 1990

## Essential Information

MLS® #	A2208130
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	1.28
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	11905 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 Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Triangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	19
Zoning	R1-C

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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