



7305 96 Street Peace River Alberta

\$395,000

Welcome to this well-maintained 1979 bi-level home with stunning river views in the north end of Peace River. This one-owner home has never been rented and is ready for a new family to make it their own. Featuring Three bedrooms Upstairs with the master having a four-piece en-suite bathroom, A large living room that leads to a dining room and the eat in kitchen all on the main upper level. The basement has a large family room complete with a wood burning fireplace and patio doors leading to the backyard, a utility/laundry room with built in vacuum, another 4-piece bathroom along with a 4th bedroom and access to the attached garage. Recent upgrades include: o New roofing shingles (2024) o New hot water tank (2024) o Main furnace replaced (2007) Enjoy the large, fenced backyard and take in the beautiful views of the river and western hills -- perfect for relaxing evenings or family gatherings. Homes in this desirable location with views like this don't come up often -- come see the potential this property has to offer! (id:6769)

Family room 25.92 Ft x 16.92 Ft

Furnace 13.17 Ft x 9.67 Ft

4pc Bathroom 12.00 Ft x 5.00 Ft

Bedroom 15.00 Ft x 10.50 Ft

Living room 17.08 Ft x 13.75 Ft

Dining room 12.25 Ft x 8.83 Ft

Eat in kitchen 16.00 Ft x 10.67 Ft

3pc Bathroom 11.67 Ft x 4.92 Ft

Bedroom 10.08 Ft x 9.25 Ft

Bedroom 10.58 Ft x 9.75 Ft

Primary Bedroom 13.75 Ft x 10.58 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



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