



**7413 96 Street Peace River Alberta**  
 North End  
**\$305,000**



Riverside Living in Peace River's Sought-After North End! Welcome to your next home in one of Peace River's most desirable neighbourhoods--just steps from the river, scenic walking trails, schools, the pool, rec centre, and more. This spacious and well-maintained bi-level offers the perfect balance of comfort, functionality, and location. Step inside to a bright and inviting main floor, where an oversized living room is flooded with natural light from a stunning bay window showcasing beautiful views of the river valley. The adjoining eat-in kitchen features updated flooring, plenty of cupboard space, and patio doors leading to the back deck--ideal for BBQs, entertaining, or simply enjoying your private outdoor space. Upstairs, you'll find two generously sized bedrooms, including a large primary suite complete with a walk-in closet and convenient vanity sink. The fully developed lower level is warm and welcoming, with large above-grade windows that create an open, airy feel. This level offers a cozy family room with a charming brick feature wall and fireplace, two additional spacious bedrooms, and a combined bathroom/laundry area featuring your very own sauna--a rare and relaxing bonus. An additional exterior entrance adds flexibility and potential to suit your needs. Outside, the home continues to impress with a single attached garage complete with mezzanine storage, a large...



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