



## 8413 94 Street Peace River Alberta

\$369,000

Steps from the scenic walking trail along the Mighty Peace River, this is a perfect fit for those looking for a well-maintained home with amenities and upgrades throughout. Three bedrooms, 3 bathrooms, large dining area, spacious living room and just an overall abundance of extra space. The main floor offers the kitchen with breakfast area, dining room and large living room while the next level up features a loft office area, second bedroom, main 4-piece bath and the master bedroom with a large walk-in closet and 2-piece en suite. The lower levels supply a bedroom, larger recreation area, laundry room and a 3-piece bathroom, with the 4th level being storage, recently upgraded HE furnace and hot water tank, and even more space for an exercise room, crafting area or hangout space for teens -- you decide! Relax on the private and secluded 16 x 16 back deck, fully fenced back yard with vegetable garden. The back alley access 24 X 26 double car garage has a solar electrical supply and a 240V charging station for an EV. The solar array is a great way to reduce your power bills plus still has over 20 years of warranty left. What makes this home stand out is location, location, location!! The sign is up!! Call today!! (id:6769)

Recreational, Games room 17.00 Ft x 13.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Dining room 11.00 Ft x 10.00 Ft

Living room 15.00 Ft x 15.00 Ft

Other 19.00 Ft x 10.00 Ft

Bedroom 13.00 Ft x 9.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

2pc Bathroom 8.00 Ft x 5.00 Ft

Other 7.00 Ft x 5.00 Ft

Listing Presented By:



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Royal

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