



13309 92 St Peace River Alberta

\$578,000

This amazing property is just under a half-acre located in the desirable neighborhood of Shaftsbury estates backing onto the Peace River. This property has amazing curb appeal with a Tudor style exterior to the home, with brick fence posts surrounding your wrap around driveway and double attached garage. Inside your 3051 square foot home you have a spacious unique turret style front entrance. Off the entrance you have a large living room with a gas fireplace feature with large windows letting in tons of natural light. Around the corner through the double glass doors, you have your amazing spacious dining room with one of a kind mirrored coffered ceiling! The dining room flows seamlessly into the massive kitchen perfect for entertaining. Your huge kitchen has high-end stainless-steel appliances throughout with tons of cabinet and counterspace for the chef in the family. Also, on the main floor you have a second large living or rec room with a woodburning fireplace. Just off the living room you have a heated breezeway / mudroom with access from the driveway between the house and garage. Rounding off the main floor you have a half bath and main floor laundry! Upstairs you have a large primary bedroom with a walk-through closet and 4-piece ensuite. What more can you as for waking up every morning to immaculate views of the river right from your bed. Two more large bedrooms, a large 4-piece bathroom and a unique turret office completes the upstairs! Downstairs in your walkout basement or separate entrance you will find 3 more additional large bedrooms, a living room, roughed in bathroom ready to be finished, lots of storage and an area for potential downstairs kitchen. The basement has great potential for an in-law suite or additional rental income! Outside you have you have exposed arrogated concrete walkways and pad and above you have a large deck built in 2019 with...

Primary Bedroom 17.75 Ft x 10.33 Ft

4pc Bathroom 10.33 Ft x 8.50 Ft

Bedroom 13.75 Ft x 13.65 Ft

Bedroom 13.50 Ft x 14.08 Ft

4pc Bathroom 11.50 Ft x 7.75 Ft

Bedroom 13.50 Ft x 14.67 Ft

Bedroom 15.00 Ft x 23.50 Ft

Bedroom 24.50 Ft x 19.50 Ft

2pc Bathroom 6.17 Ft x 7.75 Ft

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