

\$448,000 - 7209 96 Street, Peace River

MLS® #A2214483

\$448,000

4 Bedroom, 3.00 Bathroom, 2,438 sqft

Residential on 0.22 Acres

North End., Peace River, Alberta

The wait is over and you have a motivated seller! The perfect combination when you are looking to buy! Your dream home with the amazing views is ready and waiting. Immerse yourself in the tranquil ambiance, where you can enjoy the gentle flow of the mighty Peace River right outside your windows. Expansive views of the lush valley and beautiful river greet you everywhere you look. This custom home was designed around the views and does not disappoint. Every window along the front of the house showcases the scenery. The wrap around deck gives you outdoor space to also be able to take it all in. This home is completely finished up and down and hosts some updates and renovations like paint, fixtures, and bathroom fresh-ups. The upper level hosts 2 bedrooms and 2 bathrooms plus the roomy kitchen and dining room with patio doors off to the deck plus the large living room with soaring wood vaulted ceilings. The lower level is all above grade giving you big windows and lots of light and provides you with two more bedrooms, a bathroom, laundry/utility room and then a big family room with cozy fireplace and extra space for a games room or pool table! The landscaped yard is beautiful front and back and there is a 24x24 detached garage offering up plenty of parking. Speaking of parking, there is a long, paved driveway- perfect for an RV or boat and there is a covered carport in the front of the house to keep your vehicle protected from the elements. Location matters most and this home offers up



a desirable location with breathtaking views!
Book a private showing today!

Built in 1980

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214483 |
| Price | \$448,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,438 |
| Acres | 0.22 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7209 96 Street |
| Subdivision | North End. |
| City | Peace River |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T8S 1E3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Carport, Concrete Driveway, Double Garage Detached, Heated Garage, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Soaking Tub, Storage |
| Appliances | Dishwasher, Microwave, Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|-----------------|--------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Storage |
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 16 |
| Zoning | R 1-A |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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