



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7213 96 Street
Peace River, Alberta

MLS # A2216621

\$469,900



Division:	North End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,132 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R 1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum		

Inclusions: N/A

Amazing Location! Wonderful Views! Experience the perfect blend of classic elegance and a prime location with this stunning home along River Road in Peace River's sought-after North End. Boasting breathtaking views of the river and valley, this spacious home is filled with warmth and charm. The soaring vaulted ceilings enhance the sense of space, making every room feel even more inviting. Upon entering, a formal living and dining room set the stage for entertaining family and friends, while a cozy family room around the corner provides a more intimate retreat. Both rooms feature fireplaces, creating an inviting ambiance. At the heart of the home is a well-appointed kitchen, perfect for hosting and gathering. Conveniently located off the front entrance, a den offers a great space for a home office or welcoming clients if you run a business from home. The main floor also includes a laundry room, adding to the ease of daily living. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an ensuite in the primary suite. This spacious primary bedroom also boasts a walk-in closet and a unique rooftop patio, offering privacy and panoramic views of the river. It's an ideal spot to relax and soak in the scenery. The finished basement provides additional living space with three more bedrooms, a bathroom, a family room, and plenty of storage. Outdoors, a newer tiered deck complements the private backyard, perfect for outdoor gatherings. The expansive 20 x 24 attached heated garage offers ample storage for vehicles and more. This home also features a newer metal roof with a warranty, ensuring long-lasting durability and peace of mind. With countless upgrades and meticulous maintenance, this home is ready for you to move in and enjoy. This property is an absolute must see property! Call today to schedule

your private viewing today & discover all that this incredible community and home has to offer! upgrades and meticulous maintenance, this home is ready for you to move in and enjoy. Both high efficiency furnaces and hot water tank were installed in 2012 and metal roof was installed in 2017 (50 year life on roof)