7305 96 Street
Peace River, Alberta

MLS # A2270132

$395,000

Division:	North End
Type:	Residential/House
Style:	Bi-Level
Size:	1,310 sq.ft.
Age:	1979 (47 yrs old)
Beds:	4
Baths:	3
Garage:	Concrete Driveway, Double Garage Detached
Lot Size:	0.18 Acre
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot,

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Hardwood, Laminate, Linoleum, Parquet		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame		**Zoning:**	R1B
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Central Vacuum, Chandelier			

Inclusions:	N/A

Welcome to this well-maintained 1979 bi-level home with stunning river views in the north end of Peace River. This one-owner home has never been rented and is ready for a new family to make it their own. Featuring Three bedrooms Upstairs with the master having a four-piece en-suite bathroom, A large living room that leads to a dining room and the eat in kitchen all on the main upper level. The basement has a large family room complete with a wood burning fireplace and patio doors leading to the backyard, a utility/laundry room with built in vacuum, another 4-piece bathroom along with a 4th bedroom and access to the attached garage. Recent upgrades include: • New roofing shingles (2024) • New hot water tank (2024) • Main furnace replaced (2007) Enjoy the large, fenced backyard and take in the beautiful views of the river and western hills — perfect for relaxing evenings or family gatherings. Homes in this desirable location with views like this don’t come up often — come see the potential this property has to offer!