



**GRASSROOTS**  
REALTY GROUP

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**7305 96 Street**  
**Peace River, Alberta**

**MLS # A2270132**



**\$395,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, V		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!