



GRASSROOTS
REALTY GROUP

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8310 95 Street
Peace River, Alberta

MLS # A2274452



\$303,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | North End | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,069 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

| | | | |
|-------------|-------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Other | Zoning: | R-1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge and stove and white washer and dryer downstairs

Discover this fantastic bi-level home in the desirable North End—perfect for families. The main level features a bright, beautiful new kitchen, newer flooring, and a comfortable layout with plenty of natural light. With a total of 4 bedrooms and 2 full bathrooms, there’s room for everyone. The lower level adds versatility with a second kitchen area and a separate exterior entrance, offering excellent potential for multi-generational living or privacy for guests. Enjoy outdoor living on the covered back deck, ideal for keeping you covered when you are grilling outdoors. Recent improvements include new shingles (2024) and multiple interior updates, making this home truly move-in ready. Shows great and ready for new owners after January 31, 2026. Call for your appointment to view.