



GRASSROOTS
REALTY GROUP

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8706 95 Street
Peace River, Alberta

MLS # A2294289



\$259,900

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	r
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: na

Charming and well-maintained 4-bedroom, 2 full bath home in Peace River, ideally located just steps from the river. This efficient layout features two bedrooms up and two down, along with two spacious living areas—one on each level—offering great flexibility for families or entertaining. The home has seen numerous upgrades throughout, giving it a fresh, modern feel. Enjoy a large, fully usable backyard perfect for relaxing or hosting, and a single attached oversized garage with plenty of room for parking and storage. A fantastic opportunity in a scenic, convenient location across from the school.