



7909 94 Street
Peace River, Alberta

MLS # A2182689



\$459,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,620 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Charming North End Home on River Road! Discover this beautifully updated home, offering a perfect blend of comfort and functionality. With three good sized bedrooms upstairs, it's ideal for families of all sizes. The open-concept layout features a spacious kitchen with an island, abundant cabinetry, and seamless flow into the living spaces. Enjoy the character of a sunken living room and a cozy sunken family room, complete with a fireplace to warm your evenings. Recent renovations include paint, updated flooring in the basement as well as upgraded main bathroom, and a modernized en-suite. The basement is thoughtfully designed, boasting a quaint den, a flexible game room area, and a large cold room. Outside, the expansive yard is perfect for entertaining or relaxation, with plenty of space for RV parking or other vehicles with a separate driveway. This home is a must-see! Spacious, stylish, and move-in ready. Call for your appointment to view.