



**GRASSROOTS**  
REALTY GROUP

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**8005 94 Street**  
**Peace River, Alberta**

**MLS # A2207454**



**\$369,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bar, Bookcases, Ceiling Fan(s), Sauna		

**Inclusions:** N/A

Welcome to this well-maintained 4-bedroom, 2.5-bath home in the desirable north end near schools and recreation. Built in 1974 and offering 1,380 sq. ft., this home boasts breathtaking views of the river and rolling hills to the west. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 2-piece ensuite, plus a full bathroom. The large living and dining areas are perfect for entertaining while enjoying the stunning scenery. The lower level features a huge family room complete with a fireplace and bar, ideal for cozy gatherings. There's also a fourth bedroom, an office/bonus room, a large laundry/furnace room, and a dedicated workshop for all your projects. Outside, the partially fenced backyard offers plenty of space for outdoor enjoyment, and the detached two-car garage provides ample storage and parking. A new roof was installed in 2018, new windows in 2017, along with the hot water tank also in 2017. Located on River Road, this home offers the perfect balance of tranquility and convenience. Don't miss this opportunity, text or call to schedule your viewing today!