CORD SPERO

RE/MAX #1

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8005 94 Street
Peace River, Alberta

MLS # A2263376

$310,000

Division:	North End
Type:	Residential/House
Style:	Bi-Level
Size:	1,380 sq.ft.
Age:	1974 (52 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Asphalt, Double Garage Detached, Driveway, Off Street
Lot Size:	0.24 Acre
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Views

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

Inclusions:	N/A

Welcome to this well-maintained 4-bedroom, 2.5-bath one owner 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, with beautiful views of the river. Don’t miss this opportunity, text or call to schedule your viewing today!