

**7421 98B Street**  
**Peace River, Alberta**

**MLS # A2268556**



# \$279,000

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Street Lighting,		

<b>Heating:</b>	Central, High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Ceiling Fan(s), Pantry		

**Inclusions:** Electric fireplace, shed,

Searching for a new home? Welcome to this inviting home perfectly situated in the heart of the North End. This property is ideally located within walking distance of schools and daycare, and essential family amenities like the arena and pool are just around the corner, making everyday life simple and comfortable. The home offers a cozy kitchen and dining area, featuring a warm stone backsplash complemented by wood cabinetry and new flooring. The dining space includes a large window that overlooks a children's park and play center. Just off the kitchen, you'll find an over-the-garage patio with an updated railing, providing magnificent views of the east hills - an ideal spot for relaxing and barbequing with friends and family. This quiet, private and safe location is truly perfect for raising a family. Recent updates to the home include a new furnace installed in 2024. Some flooring has been updated, along with new siding and fencing. Windows and doors are only 8 years old. Additionally, a second bathroom is currently being installed in the lower level. With its blend of comfort, convenience, and a beautiful setting, this property is a wonderful place to call home.