

**8005 94 Street
Peace River, Alberta**

MLS # A2207454



\$369,000

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,380 sq.ft.	Age:	1974 (51 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:	Finished, 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. The seller is offering \$10,000.00 cash back upon closing for renovations. Don't miss this opportunity, text or call to schedule your viewing today!