



GRASSROOTS
REALTY GROUP

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7413 96 Street
Peace River, Alberta

MLS # A2294704



\$295,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | North End | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,036 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Level, V | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 6-84-21-W5 |
| Exterior: | Stucco, Wood Frame | Zoning: | R1-B |
| Foundation: | Wood | Utilities: | - |
| Features: | Laminate Counters, Natural Woodwork, Pantry, Sauna, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Riverside Living in Peace River's Sought-After North End! Welcome to your next home in one of Peace River's most desirable neighbourhoods—just steps from the river, scenic walking trails, schools, the pool, rec centre, and more. This spacious and well-maintained bi-level offers the perfect balance of comfort, functionality, and location. Step inside to a bright and inviting main floor, where an oversized living room is flooded with natural light from a stunning bay window showcasing beautiful views of the river valley. The adjoining eat-in kitchen features updated flooring, plenty of cupboard space, and patio doors leading to the back deck—ideal for BBQs, entertaining, or simply enjoying your private outdoor space. Upstairs, you'll find two generously sized bedrooms, including a large primary suite complete with a walk-in closet and convenient vanity sink. The fully developed lower level is warm and welcoming, with large above-grade windows that create an open, airy feel. This level offers a cozy family room with a charming brick feature wall and fireplace, two additional spacious bedrooms, and a combined bathroom/laundry area featuring your very own sauna—a rare and relaxing bonus. An additional exterior entrance adds flexibility and potential to suit your needs. Outside, the home continues to impress with a single attached garage complete with mezzanine storage, a large driveway with ample parking, and updated shingles for added peace of mind. With its unbeatable location, functional layout, and room for the whole family, this is a property you won't want to miss. Book your showing today and experience North End living at its best!