



**8602 95 Street**  
**Peace River, Alberta**

**MLS # A2317019**



**\$319,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Slope		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Welcome to the perfect family home in one of the area's most sought-after locations! Backing directly onto a quiet park with no rear neighbors, this beautifully maintained property offers space, privacy, and an unbeatable lifestyle just steps from the scenic river walking trails, soccer fields, and a nearby school. Inside, the bright and welcoming main floor is designed for comfortable everyday living. The spacious living room is filled with natural light, while the dedicated dining area creates the perfect setting for family meals and entertaining. The functional kitchen features timeless solid wood cabinetry, plenty of workspace, and great flow throughout the home. Three comfortable bedrooms and a full bathroom complete the main level. Downstairs, the fully developed lower level offers even more room for the whole family to spread out and enjoy. The large family room is ideal for movie nights, games, or relaxing after a long day. You'll also find a fourth bedroom, a generous den or hobby room, a second bathroom, and a practical laundry and utility area with exceptional storage space. Step outside and fall in love with the backyard oasis. Beautifully landscaped with mature trees, garden beds, a cozy fire pit area, and a deck overlooking the stunning Peace River Valley, this outdoor space is perfect for entertaining, gardening, or simply soaking in the peace and quiet. With open green space behind and no back neighbors, you'll appreciate the privacy and tranquility year-round. Warm, welcoming, and move-in ready, this fantastic family home offers the space you need and the location you've been dreaming of. Don't miss your chance to make it yours!