



8301 94 Street
Peace River, Alberta

MLS # A2317071



\$365,000

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,305 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-B
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Spacious Family Home in an Incredible North End Location! Welcome to this fantastic 4-level split located along desirable River Road in Peace River's North End—offering plenty of space for the whole family both inside and out. Situated directly across from the river and scenic walking trails, this home also enjoys close proximity to a large park and playground, the North End boat launch, schools, the arena, indoor pool, and so much more. Convenience and lifestyle come together perfectly in this sought-after location. Step inside and you'll appreciate the bright and functional main floor layout featuring open concept living between the kitchen, dining area, and family room. The cozy wood-burning fireplace creates a warm focal point and inviting atmosphere for family gatherings and relaxing evenings at home. Upstairs, the home offers three comfortable bedrooms and two bathrooms, including plenty of room for a growing family. The third level adds even more versatile living space with a large family room complete with a gas stove, plus an additional bathroom combined with the laundry area for added convenience. The lower level features a fourth bedroom, utility room, and ample storage space. Outside, the oversized lot provides privacy and endless possibilities for outdoor enjoyment. Whether you are gardening, entertaining on the huge deck, gathering around the firepit, or simply enjoying the space for kids and pets to run and play, this backyard truly delivers. The oversized double attached garage offers excellent space for parking, storage, hobbies, or workspace needs. A great family home in a fantastic location—this one is definitely worth a closer look!