$469,900 - 7213 96 Street, Peace River

MLS® #A2172998

$469,900

6 Bedroom, 4.00 Bathroom, 2,132 sqft
Residential on 0.17 Acres

North End., Peace River, Alberta

Amazing Location! Wonderful Views! Experience the perfect blend of classic elegance and a prime location with this stunning home along River Road in Peace River's sought-after North End. Boasting breathtaking views of the river and valley, this spacious home is filled with warmth and charm. The soaring vaulted ceilings enhance the sense of space, making every room feel even more inviting. Upon entering, a formal living and dining room set the stage for entertaining family and friends, while a cozy family room around the corner provides a more intimate retreat. Both rooms feature fireplaces, creating an inviting ambiance.
At the heart of the home is a well-appointed kitchen, perfect for hosting and gathering. Conveniently located off the front entrance, a den offers a great space for a home office or welcoming clients if you run a business from home. The main floor also includes a laundry room, adding to the ease of daily living. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an ensuite in the primary suite. This spacious primary bedroom also boasts a walk-in closet and a unique rooftop patio, offering privacy and panoramic views of the river. It's an ideal spot to relax and soak in the scenery. The finished basement provides additional living space with three more bedrooms, a bathroom, a family room, and plenty of storage. Outdoors, a newer tiered deck complements the private backyard, perfect for

outdoor gatherings. The expansive 20 x 24 attached heated garage offers ample storage for vehicles and more.

This home also features a newer metal roof with a warranty, ensuring long-lasting durability and peace of mind. With countless upgrades and meticulous maintenance, this home is ready for you to move in and enjoy. This property is an absolute must see property! Call today to schedule your private viewing today & discover all that this incredible community and home has to offer!

Built in 1982

Essential Information

MLS® #	A2172998
Price	$469,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	7213 96 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E3

Amenities

Parking Spaces	4

Parking	Double Garage Attached, Heated Garage, Concrete Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Breakfast Bar, Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Views, Waterfront
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Days on Market	185
Zoning	R 1-B

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals