

**7305 96 Street
Peace River, Alberta**

MLS # A2270132



\$395,000

Division:	North End	
Type:	Residential/House	
Style:	Bi-Level	
Size:	1,310 sq.ft.	Age: 1979 (47 yrs old)
Beds:	4	Baths: 3
Garage:	Concrete Driveway, Double Garage Detached	
Lot Size:	0.18 Acre	
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, V	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier		
Inclusions:	N/A		

Welcome to this well-maintained 1979 bi-level home with stunning river views in the north end of Peace River. This one-owner home has never been rented and is ready for a new family to make it their own. Featuring Three bedrooms Upstairs with the master having a four-piece en-suite bathroom, A large living room that leads to a dining room and the eat in kitchen all on the main upper level. The basement has a large family room complete with a wood burning fireplace and patio doors leading to the backyard, a utility/laundry room with built in vacuum, another 4-piece bathroom along with a 4th bedroom and access to the attached garage. Recent upgrades include: • New roofing shingles (2024) • New hot water tank (2024) • Main furnace replaced (2007) Enjoy the large, fenced backyard and take in the beautiful views of the river and western hills — perfect for relaxing evenings or family gatherings. Homes in this desirable location with views like this don't come up often — come see the potential this property has to offer!