

\$369,000 - 8005 94 Street, Peace River

MLS® #A2207454

\$369,000

4 Bedroom, 3.00 Bathroom, 1,380 sqft
Residential on 0.24 Acres

North End., Peace River, Alberta

Welcome to this well-maintained 4-bedroom, 2.5-bath one owner home in the desirable north end near schools and recreation. Built in 1974 and offering 1,380 sq. ft., this home boasts breathtaking views of the river and rolling hills to the west.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a 2-piece ensuite, plus a full bathroom. The large living and dining areas are perfect for entertaining while enjoying the stunning scenery.

The lower level features a huge family room complete with a fireplace and bar, ideal for cozy gatherings. There's also a fourth bedroom, an office/bonus room, a large laundry/furnace room, and a dedicated workshop for all your projects.

Outside, the partially fenced backyard offers plenty of space for outdoor enjoyment, and the detached two-car garage provides ample storage and parking. A new roof was installed in 2018, new windows in 2017, along with the hot water tank also in 2017.

Located on River Road, this home offers the perfect balance of tranquility and convenience, with beautiful views of the river. The seller is offering \$10,000.00 cash back upon closing for renovations. Don't miss this opportunity, text or call to schedule your viewing today!

Built in 1974

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2207454 |
| Price | \$369,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,380 |
| Acres | 0.24 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 8005 94 Street |
| Subdivision | North End. |
| City | Peace River |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T8S 1E8 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4 |
| Parking | Asphalt, Double Garage Detached, Driveway, Off Street |
| # of Garages | 2 |
| Waterfront | River Front |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Sauna |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |

Basement Finished, Full

Exterior

Exterior Features Garden
Lot Description Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Block

Additional Information

Date Listed April 1st, 2025
Days on Market 91
Zoning R-1B

Listing Details

Listing Office Royal LePage Valley Realty

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