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8413 94 Street
Peace River, Alberta

MLS # A2162119



\$369,000

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,257 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Interlocking Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Garden,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber O
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed Wall mount TV Bracket Deep Freeze Microwave

Steps from the scenic walking trail along the Mighty Peace River, this is a perfect fit for those looking for a well-maintained home with amenities and upgrades throughout. Three bedrooms, 3 bathrooms, large dining area, spacious living room and just an overall abundance of extra space. The main floor offers the kitchen with breakfast area, dining room and large living room while the next level up features a loft office area, second bedroom, main 4-piece bath and the master bedroom with a large walk-in closet and 2-piece en suite. The lower levels supply a bedroom, larger recreation area, laundry room and a 3-piece bathroom, with the 4th level being storage, recently upgraded HE furnace and hot water tank, and even more space for an exercise room, crafting area or hangout space for teens -- you decide! Relax on the private and secluded 16 x 16 back deck, fully fenced back yard with vegetable garden. The back alley access 24 X 26 double car garage has a solar electrical supply and a 240V charging station for an EV. The solar array is a great way to reduce your power bills plus still has over 20 years of warranty left. What makes this home stand out is location, location, location!! The sign is up!! Call today!!