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7213 96 Street  
Peace River, Alberta

MLS # A2172998

**\$499,900**



<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Views, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R 1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum		

**Inclusions:** Refrigerator in Laundry Room

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 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!