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13505 92 Street  
Peace River, Alberta

MLS # A2179452



**\$875,000**

<b>Division:</b>	Shaftesbury Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Concrete Driveway, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	City Lot, Creek/River/Stream/Pond, Front Yard, Lawn, Gentle Sloping, Private		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, Wall Mounted TV's, Garbage compacter		

Executive Modern Bungalow with Luxurious Features ! Words fail to describe this breathtaking modern open-concept bungalow! Thoughtfully updated with a contemporary touch, this 5-bedroom, 3-bath home offers the perfect blend of luxury, functionality, and charm. Main Floor Excellence: As you step inside, you'll immediately feel at home in the inviting open-concept living area. The spacious layout seamlessly connects the living room, a stylish kitchen with a 9Ft Island, and the dining room—ideal for family gatherings or entertaining guests. The primary bedroom is a true retreat, featuring: An extra-large walk-in closet A 4-piece ensuite bathroom Private access to the expansive 975-square-foot deck, finished with colored epoxy flooring for a sleek, durable, and modern aesthetic The main floor also boasts: A second full bath Convenient laundry room A cozy electric fireplace, adding ambiance to the main living area In-floor heating in the kitchen for added comfort during meal prep and gatherings Direct access to the triple car garage, which features colored epoxy floors for a polished and easy-to-maintain surface Lower Level Retreat: The fully finished lower level is designed for both comfort and practicality, offering: A second laundry room with a washer and dryer for ultimate convenience Three spacious bedrooms An extra-large family room, complete with a gas fireplace for cozy movie nights or gatherings In-floor heating throughout the basement, ensuring warmth during the colder months Walk-out access to the covered patio and beautifully landscaped yard Stairs leading directly to the upper deck Outdoor Living at Its Finest: This property truly shines when it comes to outdoor features: A massive 975-square-foot deck with colored epoxy flooring, combining durability and stunning design A fire pit area perfect for gatherings Two sheds, one of which is

plumbed with water, adding convenience for gardening, hobbies, or outdoor projects The driveway, sidewalks, and covered patio are crafted with durable exposed aggregate for a polished and long-lasting finish Additional Features: In-floor heating in key areas (garage, basement, and kitchen) for maximum comfort year-round In-ground sprinkler system to keep your lawn lush and vibrant 30-amp and 50-amp RV connections&mdash;perfect for adventurers or RV enthusiasts Easy access to the yard and upper deck via stairs from the patio Optional Furnishings: Looking to move in hassle-free? The furniture is available for purchase at an additional cost, making it even easier to start enjoying this beautiful home immediately. Whether you&rsquo;re searching for an executive home or a move-in-ready retreat, this property offers everything you&rsquo;ve been dreaming of. Don&rsquo;t miss out&mdash;schedule your viewing today and experience the unparalleled charm of 13505 92nd Street!