

# **\$349,000 - 9713 72 Avenue, Peace River**

MLS® #A2204311

**\$349,000**

5 Bedroom, 3.00 Bathroom, 2,180 sqft

Residential on 0.17 Acres

North End., Peace River, Alberta

This two story house with NO basement is refreshingly unique; giving you over 2100 sq ft of above grade living. Located in the heart of the north end, so close to the arena, pool and schools, parks and playgrounds, plus within walking distance to the Riverside Trails. The entry on the first floor is generous in size and closet space, perfect for your family's coming and going, as is the family room with wood burning fireplace, 2 bedrooms, a full bathroom, utility room and indoor access to the garage. These sellers have gone all out with extensive renovations. All the windows and patio doors are brand new with triple pane argon windows. The large, country kitchen is all decked out in new cabinets, new flooring and SS appliances.. The flooring on the main level has been completely replaced with luxury beige vinyl plank. Together with the new high efficiency furnace and the wood burning fireplace, they are anticipating low energy costs this winter. The second story showcases lots of raised decking, giving this home a curb appeal all its own. The deck can be accessed through the patio doors in the kitchen or the patio doors from the dining room, providing you with a great view into the private and fully fenced backyard. The garage has undergone a facelift as well. If you are looking for a home that is somewhat unique, with a great location, put this one on your must-see list....it may be exactly what you are looking for.



Built in 1980

## Essential Information

MLS® #	A2204311
Price	\$349,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,180
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9713 72 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1E2

## Amenities

Parking Spaces	3
Parking	Single Garage Attached, Carport
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Garage Control(s)
Heating	Forced Air, Natural Gas, High Efficiency, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning, Brick Facing, Family Room
Basement	None

## Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Slab

## Additional Information

Date Listed	March 20th, 2025
Days on Market	58
Zoning	R-1A

## Listing Details

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.