

\$469,900 - 7213 96 Street, Peace River

MLS® #A2216621

\$469,900

6 Bedroom, 4.00 Bathroom, 2,132 sqft
Residential on 0.17 Acres

North End., Peace River, Alberta

Amazing Location! Wonderful Views!
Experience the perfect blend of classic elegance and a prime location with this stunning home along River Road in Peace Riverâ€™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, youâ€™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. Itâ€™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 20 x 24 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!

Built in 1982

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2216621 |
| Price | \$469,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,132 |
| Acres | 0.17 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7213 96 Street |
| Subdivision | North End. |
| City | Peace River |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T8S 1E3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

| | |
|---------------|--|
| Parking | Concrete Driveway, Double Garage Attached, Heated Garage |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | River Front |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Views, Waterfront |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 2 |
| Zoning | R 1-B |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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