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

MLS® #A2216621

## \$469,900

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

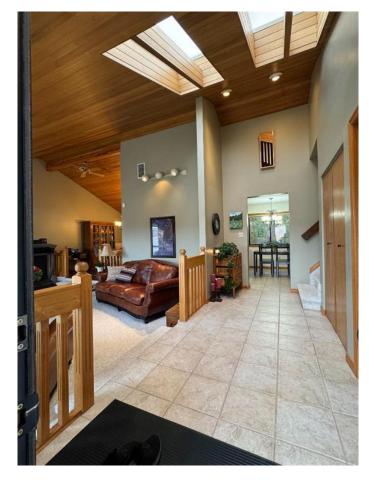
North End., Peace River, Alberta

Amazing Location! Wonderful Views! Experience the perfect blend of classic elegance and a prime location with this stunning home along River Road in Peace 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'II 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 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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