

# \$369,000 - 8005 94 Street, Peace River

MLS® #A2207454

**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.24 Acres

North End., Peace River, Alberta

Welcome to this well-maintained 4-bedroom, 2.5-bath one owner home in the desirable north end near schools and recreation. Built in 1974 and offering 1,380 sq. ft., this home boasts breathtaking views of the river and rolling hills to the west.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a 2-piece ensuite, plus a full bathroom. The large living and dining areas are perfect for entertaining while enjoying the stunning scenery.

The lower level features a huge family room complete with a fireplace and bar, ideal for cozy gatherings. There's also a fourth bedroom, an office/bonus room, a large laundry/furnace room, and a dedicated workshop for all your projects.

Outside, the partially fenced backyard offers plenty of space for outdoor enjoyment, and the detached two-car garage provides ample storage and parking. A new roof was installed in 2018, new windows in 2017, along with the hot water tank also in 2017.

Located on River Road, this home offers the perfect balance of tranquility and convenience, with beautiful views of the river. The seller is offering \$10,000.00 cash back upon closing for renovations. Don't miss this opportunity, text or call to schedule your viewing today!

Built in 1974

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2207454    |
| Price          | \$369,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,380       |
| Acres          | 0.24        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8005 94 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1E8                |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected          |
| Parking Spaces | 4                                                     |
| Parking        | Asphalt, Double Garage Detached, Driveway, Off Street |
| # of Garages   | 2                                                     |
| Waterfront     | River Front                                           |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Sauna                                     |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden  
Lot Description        Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Views  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Wood Frame  
Foundation            Block

**Additional Information**

Date Listed              April 1st, 2025  
Days on Market        147  
Zoning                    R-1B

**Listing Details**

Listing Office            Royal LePage Valley Realty

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