

# \$325,000 - 8602 95 Street, Peace River

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MLS® #A2245759

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,275 sqft

Residential on 0.18 Acres

North End., Peace River, Alberta

Fantastic Family Home in an Unbeatable Location! This well-maintained home offers the perfect blend of comfort, space, and convenience—ideally situated backing onto a peaceful park with no rear neighbors, just steps from the scenic river walking path, a school, and the community soccer fields. The main floor features a bright and welcoming living room, a dedicated dining area, and a functional kitchen with solid wood cabinetry. Three bedrooms and a full bathroom round out this level, making it ideal for family living. Downstairs, you'll find a spacious family room perfect for relaxing or entertaining, a fourth bedroom, a large den/hobby room, a second bathroom, and a practical laundry/utility area with ample storage throughout. Step outside to enjoy the beautifully landscaped backyard complete with garden beds, a cozy fire pit area, and a deck that offers a lovely view of the Peace River Valley. With mature trees, open green space, and no neighbors behind, you™ enjoy privacy and tranquility all year round. There™s plenty of room for any size family in this inviting home—don™t miss the opportunity to make it yours!



Built in 1961

## Essential Information

MLS® #                      A2245759

Price                        \$325,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,275       |
| Acres          | 0.18        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8602 95 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1G5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Storage                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                                        |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Wood Frame                                                                                                             |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | R1-A             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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