# \$344,900 - 9605 75 Avenue, Peace River

MLS® #A2206168

# \$344,900

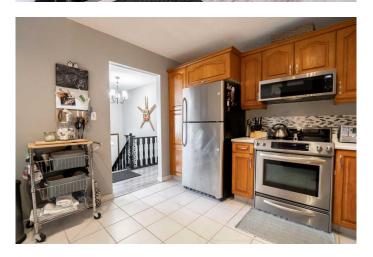
5 Bedroom, 3.00 Bathroom, 1,270 sqft Residential on 0.20 Acres

North End., Peace River, Alberta

This spacious and well-maintained home is located in a quiet cul-de-sac conveniently close to schools and recreational facilities. This property offers ample space for the whole family to enjoy, with a layout that is both functional and inviting. The main floor features a large kitchen with ample counter space perfect for hosting gatherings. Additionally, there is a breakfast nook just off the kitchen providing a cozy spot to start your day .The large dining room has a warm and inviting atmosphere for perfect for sharing meals and special occasions. There are three bedrooms and one full bathroom located on the main floor, with the primary bedroom boasting its own private half bathroom for added convenience. Downstairs, you will find two very large bedrooms, a bathroom, and a spacious laundry room. The basement also features a cozy gas fireplace and a separate entrance through the back, offering increased functionality and versatility for homeowners. Step outside into the backyard to discover a large deck with a screened-in porch, ideal for relaxing and enjoying the outdoors. The fully fenced backyard includes two sheds for additional storage. A detached 32 x 22 garage provides ample space for your vehicles and a workshop, there is also a full upstairs loft area on top of the garage with the entrance conveniently located at the back. Don't miss out on this fantastic opportunity to own a well-appointed home with plenty of space and amenities for the whole family to enjoy. call







today to book your own private viewing.

#### Built in 1976

## **Essential Information**

MLS® # A2206168 Price \$344,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,270 Acres 0.20 Year Built 1976

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 9605 75 Avenue

Subdivision North End.
City Peace River

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S 1E1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

# Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry

## **Exterior**

Exterior Features Other

Lot Description Back Yard, See Remarks, Landscaped

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 39

Zoning R1-A

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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.