

# \$489,000 - 7203 96 Street, Peace River

MLS® #A2213096

## \$489,000

4 Bedroom, 4.00 Bathroom, 2,154 sqft  
Residential on 0.19 Acres

North End., Peace River, Alberta

Welcome to this beautifully designed and generously sized 3-story home located in the highly desired North End of Peace River. Boasting 2,154 square feet of comfortable living space, this 4-bedroom, 3.5-bathroom residence offers plenty of room for families of all sizes.

As you step inside, youâ€™ll immediately notice the thoughtful layout that provides both privacy and functionality. The main floor features a bright and open living space, perfect for entertaining or cozy evenings by the fireplace with family. A spacious kitchen with ample cabinetry and prep space flows into a dining area and comfortable living room, all accented by large windows that fill the home with natural light. There is a second living space on the main level that features stunning hardwood floors and a wet bar.

Upstairs, youâ€™ll find a generous primary suite complete with a full ensuite and walk-in closet. The primary suite also features a cozy sitting area that overlooks the mighty Peace River. Two additional bedrooms, another full bathroom and the laundry facilities round out the upper level. A finished basement includes an additional 3/4 bathroom with sauna, fourth bedroom and extra living space, ideal for guests, a rec room, or home gym. There are built in cabinets which would make an ideal craft or hobby area. The 3.5 bathrooms ensure convenience on every level. Outside, the home is situated on a well-sized lot in a quiet, family-friendly neighborhood close to



schools, parks, and amenities. The private and mature yard is landscaped with trees and shrubs, has a deck and patio area, underground irrigation system, fire pit and a shed that features a tree house on top. The double car garage is finished and heated adding another level of convenience to this home. Don't miss the opportunity to own this versatile, luxurious and inviting property. Schedule your private viewing today and discover the perfect place to call home. Seller is related to the listing agents who are licensed in the province of Alberta.

Built in 1981

### **Essential Information**

MLS® #	A2213096
Price	\$489,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,154
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	7203 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	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, French Door, High Ceilings, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Microwave, Refrigerator, Trash Compactor, Window Coverings, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Cedar Shake
Construction	Cedar, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	R

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.