

# \$214,999 - 9814 95 Avenue, Peace River

MLS® #A2193223

**\$214,999**

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.17 Acres

Downtown., Peace River, Alberta

All great home beginnings start with a solid structure and a fantastic location. This home satisfies both! A huge lot within walking distance to all that downtown Peace River has to offer makes it not only conveniently located but allows you to leave your vehicle at home and let you walk to work saving you money and wear and tear on your car. The backyard is private and spacious. There is a shed and a garden with lots of mature trees and shrubs to provide you a private oasis. Some of the trees are fruit bearing which is great for those that like to grow their own fruit. The home is well built and has been well maintained. Lots of classic features combined with large spaces to give you a roomy feeling house that checks all of the boxes of what any family needs. There are three bedrooms and one bathroom upstairs and then a 3/4 bathroom downstairs along with another bedroom and second kitchen! Get creative with how to use this space to its full potential. The rest of the basement gives you storage space and the laundry area. The fence was replaced in 2021, shingles redone in 2009 and a new hot water tank in 2023 plus a few of the appliances have been updated over the past several years. All in all, this solid family home is a great investment for you and your family or buy it as an investment. Either way, the location can't be beat and you know you are getting a great home!

Built in 1957



## Essential Information

MLS® #	A2193223
Price	\$214,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9814 95 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1H7

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle

Construction	Stucco, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	57
Zoning	Mixed Commercial/Resident

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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