

# \$265,000 - 8401 94 Street, Peace River

MLS® #A2224512

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.22 Acres

North End., Peace River, Alberta

This picturesque 2003 home sits on a double lot right across from the walking trail along the river. If you are looking for a convenience of one level living in the house that doesn't need any major repairs or upgrades, it might be the one! Modern open layout with vaulted ceiling provide plenty of natural light while wrap around covered porch filters off direct summer heat. The kitchen will please with abundance of cabinets along with a pantry. Going further, come to the master bedroom with a 2pc en-suite, a large closet, and a patio door leading to the porch - a perfect spot to watch a sunset over the river. While the house has only 2 bedrooms, there is plenty of storage in spacious closets, separate laundry/craft room, attached garage, shed, and a shop. Speaking about the shop, have you ever thought about getting a man cave, craft cabin, or a she-shed for a year round use? The woodstove heated and insulated shop with power can be just that, providing plenty of natural light with large vinyl windows. You can make it feel like a second home or basically anything you want! The property has a low maintenance yard with 5ft high chain link dog run and a garden plot behind the house. Concrete driveway and gravel parts of the yard provide enough parking space for your guests, a camper, and a few toys. The roof was done in 2020. Watch for virtual 3D tour at [REALTOR.CA](https://REALTOR.CA) media section.

Built in 2003



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224512    |
| Price          | \$265,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,245       |
| Acres          | 0.22        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8401 94 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1G1                |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Vinyl Windows, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Electric Range, Washer/Dryer                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Crawl Space, None                                                                                                                                                               |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden, Rain Barrel/Cistern(s)                                                                    |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Standard Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Vinyl Siding                                                                                               |
| Foundation        | Poured Concrete, Perimeter Wall                                                                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 137            |
| Zoning         | Residential    |

### **Listing Details**

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

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