

# \$194,000 - 7913 99 Street, Peace River

MLS® #A2246070

## \$194,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.10 Acres

North End., Peace River, Alberta

Affordable living without having to give up any living space! Three bedrooms on the main floor plus a large bedroom in the basement. The basement is developed, and the family room can serve whatever need you may have, such as a playroom, gym, or entertainment area. The home interior contains vibrant colors and matching high quality flooring. The backyard is mature, fenced and has a deck tucked into the trees where you can relax. The property is within walking distance of all the schools, as well as both the aquatic center and the Baytex Energy Centre. If you are looking for a smaller mortgage payment and ease in terms of location to all the necessities, and that is without giving up any creature comforts, well then you should definitely consider giving this property a look-see. The seller is a real estate professional and is both a licensed REALTOR® in the Province of Alberta and an AACI designated appraiser with the Appraisal Institute of Canada.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246070  |
| Price          | \$194,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,053     |



|            |                        |
|------------|------------------------|
| Acres      | 0.10                   |
| Year Built | 1977                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 7913 99 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1A9                |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Off Street, Gravel Driveway |

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers              |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Range |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning Stove, Basement                   |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 3   |
| Zoning         | R-2 |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Royal LePage Redwillo Realty |
|----------------|------------------------------|

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