

\$305,000 - 7413 96 Street, Peace River

MLS® #A2256884

\$305,000

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.15 Acres

North End., Peace River, Alberta

Riverside Living in Peace River™'s North End! Here™'s your chance to own a spacious and welcoming bi-level home in one of the most desirable locations in town™'just steps from the river, walking trails, schools, pool, rec center, and so much more! Inside, this bright and inviting home offers 4 large bedrooms and 2 bathrooms, giving you plenty of space for the whole family. The oversized living room is filled with natural light from a beautiful bay window that frames stunning views of the river valley. Just off the living room, the eat-in kitchen boasts updated flooring, ample cupboards, and patio doors that lead you out to the back deck and the private yard™'perfect for family BBQs and summer evenings outdoors. The upper level features two generously sized bedrooms, including a spacious primary suite complete with walk-in closet and a private vanity sink. Downstairs, the fully developed lower level feels bright and open thanks to above-grade windows. Here you™'ll find a cozy family room with a charming brick feature wall and fireplace, two more large bedrooms, and a combined bathroom/laundry with its very own sauna. An additional exterior entrance makes this level especially versatile. Rounding out the package is a single attached garage with mezzanine storage and a large driveway offering plenty of parking space. Plus there are upgraded shingles taking away the stress and cost of replacement. With its unbeatable riverside setting and room for everyone, this



home is the perfect blend of comfort and convenience. Donâ€™t miss outâ€”schedule your showing today!

Built in 1977

Essential Information

MLS® #	A2256884
Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7413 96 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E4

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, Natural Woodwork, Pantry, Storage, Walk-In Closet(s), Sauna
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Views, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 13th, 2025
Days on Market	56
Zoning	R1-B

Listing Details

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

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.