

**8401 94 Street**  
**Peace River, Alberta**

**MLS # A2224512**



**\$265,000**

|                  |                                                                                  |               |                   |
|------------------|----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | North End                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                                |               |                   |
| <b>Style:</b>    | Bungalow                                                                         |               |                   |
| <b>Size:</b>     | 1,245 sq.ft.                                                                     | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                                                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Attached                                               |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscaping |               |                   |

|                    |                                                                                                                                                                                 |                   |             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                         | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl Plank                                                                                                                                         | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Crawl Space, None                                                                                                                                                               | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                                                    | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete                                                                                                                                                 | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |             |
| <b>Inclusions:</b> | 2 sheds                                                                                                                                                                         |                   |             |

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&nbsp;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 media section.