

\$325,000 - 8602 95 Street, Peace River

MLS® #A2245759

\$325,000

4 Bedroom, 2.00 Bathroom, 1,275 sqft

Residential on 0.18 Acres

North End., Peace River, Alberta

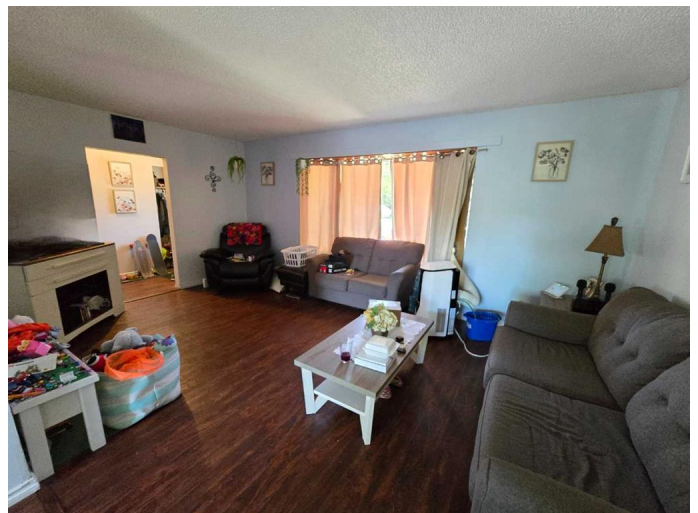
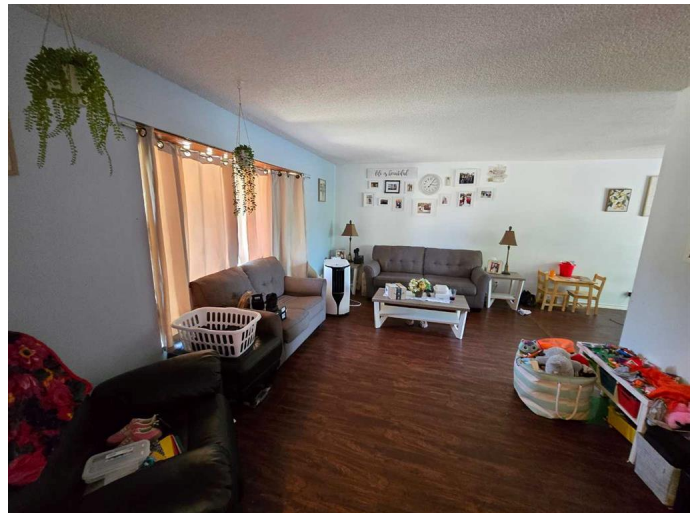
Fantastic Family Home in an Unbeatable Location! This well-maintained home offers the perfect blend of comfort, space, and convenience—ideally situated backing onto a peaceful park with no rear neighbors, just steps from the scenic river walking path, a school, and the community soccer fields. The main floor features a bright and welcoming living room, a dedicated dining area, and a functional kitchen with solid wood cabinetry. Three bedrooms and a full bathroom round out this level, making it ideal for family living. Downstairs, you'll find a spacious family room perfect for relaxing or entertaining, a fourth bedroom, a large den/hobby room, a second bathroom, and a practical laundry/utility area with ample storage throughout. Step outside to enjoy the beautifully landscaped backyard complete with garden beds, a cozy fire pit area, and a deck that offers a lovely view of the Peace River Valley. With mature trees, open green space, and no neighbors behind, you'll enjoy privacy and tranquility all year round. There's plenty of room for any size family in this inviting home—don't miss the opportunity to make it yours!

Built in 1961

Essential Information

MLS® # A2245759

Price \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8602 95 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G5

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	44
Zoning	R1-A

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.