\$458,000 - 9602 71 Avenue, Peace River

MLS® #A2253909

\$458,000

3 Bedroom, 4.00 Bathroom, 2,374 sqft Residential on 0.14 Acres

North End., Peace River, Alberta

Welcome to your dream home that sits at the very end of River Road. This spacious 1 1/2 storey residence offers 3 generous bedrooms and 4 bathrooms, perfect for families or those who love to entertain. Stepping inside you will find plenty of hardwood flooring throughout including the sunken living room which has a cozy fireplace, high vaulted ceilings, and the convenience of main floor laundry. The upper level features three large bedrooms, including a spacious primary suite with a skylight lit 5-piece ensuite and a private sunroom retreat. The fully finished basement includes a 3/4 bath, dry sauna and a handball court which could easily be converted to a home theatre, recreation space, or anything you envision. Outside, the beautifully landscaped yard is a true oasis, featuring a mix of mature trees and plants, a tranquil water feature, steps from the paved walking path along the river and direct access to the Normand Boucher Community Arboretum. It's like living in your own private park! Don't miss this rare opportunity to own a unique property in a prime location. Schedule your viewing today!

Built in 1979

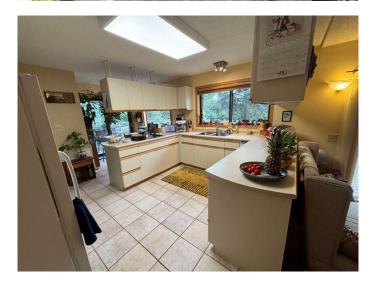
Essential Information

MLS® # A2253909 Price \$458,000

Bedrooms 3







Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,374 Acres 0.14

Year Built 1979

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 9602 71 Avenue

Subdivision North End.

City Peace River

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S 1E3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Off Street

of Garages 2

Waterfront See Remarks

Interior

Interior Features Beamed Ceilings, Bidet, Chandelier, High Ceilings, Natural Woodwork,

Sauna, Skylight(s)

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas, Mid Efficiency

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No

Neighbours Behind, Private, Treed

Roof Cedar Shake
Construction Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 44

Zoning R-1A

Listing Details

Listing Office Royal LePage Valley Realty

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