

8507 97 Street
Peace River, Alberta

MLS # A2250742



\$275,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Swing set, coffee counter in the kitchen

North End Gem ‐ Affordable, Spacious & Ready for You! If you’ve been waiting for the perfect North End home, this is it! Tucked away on a quiet street, yet close to the swimming pool, arena, gymnastics club, and schools, this bungalow offers the best of both worlds—convenience and peace. With 1,064 sq. ft., 4 bedrooms, and 2 bathrooms, there’s room for the whole family to spread out and grow. The main floor features a bright and easy-flowing layout with newer flooring, fresh paint, and a beautifully renovated bathroom filled with natural light. Downstairs, enjoy a spacious recreation room perfect for movie nights or kids’ playtime, a large soaker tub in the second bathroom for relaxation, plus an office/extra bedroom tucked away for privacy. The basement also offers up a cozy woodstove. Use it to keep the house warm and cut down on energy bills! There’s also no shortage of storage space to keep things organized. Step outside and you’ll find a fenced backyard made for both play and relaxation, with convenient back-alley access to the roomy double garage. This home is move-in ready, full of updates, and offers a location that makes daily life simple and enjoyable. Don’t wait‐homes like this don’t last long. Call today to book your private showing!