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13309 92 St
Peace River, Alberta

MLS # A2268416



\$578,000

Division:	Shaftesbury Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,051 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Few Trees, Flag Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1D
Utilities:	-

Inclusions: Chicken Coop

This amazing property is just under a half-acre located in the desirable neighborhood of Shaftesbury estates backing onto the Peace River. This property has amazing curb appeal with a Tudor style exterior to the home, with brick fence posts surrounding your wrap around driveway and double attached garage. Inside your 3051 square foot home you have a spacious unique turret style front entrance. Off the entrance you have a large living room with a gas fireplace feature with large windows letting in tons of natural light. Around the corner through the double glass doors, you have your amazing spacious dining room with one of a kind mirrored coffered ceiling! The dining room flows seamlessly into the massive kitchen perfect for entertaining. Your huge kitchen has high-end stainless-steel appliances throughout with tons of cabinet and counterspace for the chef in the family. Also, on the main floor you have a second large living or rec room with a woodburning fireplace. Just off the living room you have a heated breezeway / mudroom with access from the driveway between the house and garage. Rounding off the main floor you have a half bath and main floor laundry! Upstairs you have a large primary bedroom with a walk-through closet and 4-piece ensuite. What more can you ask for waking up every morning to immaculate views of the river right from your bed. Two more large bedrooms, a large 4-piece bathroom and a unique turret office completes the upstairs! Downstairs in your walkout basement or separate entrance you will find 3 more additional large bedrooms, a living room, roughed in bathroom ready to be finished, lots of storage and an area for potential downstairs kitchen. The basement has great potential for an in-law suite or additional rental income! Outside you have exposed arrogated concrete walkways and pad and

above you have a large deck built in 2019 with amazing views. Also, in your fully fenced backyard you have a firepit overlooking the river, chicken coop, shed and to top it all off a lookout at the river edge! What more could you ask for ... How about recent upgrades to the home including a new patio door and windows throughout the home in 2025, professionally painted 2023, Shingles done in 2019, Hot water tank and attic insulation in 2018 and all the plumbing changed over to Pex from Poly B! All the big-ticket items have been taken care of, so you don't have to! Do not miss out on this amazing property and call today to view!