



780-832-0996  
derek.estabrook@outlook.com

8322 95 St  
Peace River, Alberta

MLS # A2289011



**\$285,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | North End  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,064 sq.ft.   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.18 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Linoleum      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Wood Siding      | <b>Zoning:</b>    | R1-A |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** N/A

This beautiful home is located on a corner lot in the North end of Peace River, close to schools, swimming pool, gymnastics, multiplex and so much more. This home is 1064 square feet with 5 beds and 2 bathrooms and a single attached garage! Also new shingles installed 2020! Headed in your home you will find a spacious living room. Flowing into your large kitchen with tons of counter and cupboard space for the chef. Down the hall you have 3 good sized bedrooms and a 4 piece bathroom. Downstairs you will find a massive rec room/living room perfect for the family. Also downstairs you have 2 large bedrooms, a 3 piece bathroom, a large laundry with new washer and dryer in 2025 and utility room with a new hot water tank in 2024. Outside you have side parking for more additional parking for a RV or vehicles. Inside your fully fenced yard you have a 3 tiered backyard made up of a patio area, playing area and fire pit area! Do not miss out on this great property and call today for viewing!