



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

7901 94 Street
Peace River, Alberta

MLS # A2305769



\$422,500

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,206 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Storage, Vinyl Windows		

Inclusions: 3 TV wall mounts, wood shelving in the garage

Boasting plenty of updates and thoughtfully refined, this stunning North End home along River Road delivers the perfect blend of style, function, and location. With all the major renovations already complete, you can move in and simply enjoy everything this exceptional property has to offer. At the heart of the home is a beautifully designed custom kitchen that truly stands out. Featuring rich cabinetry, abundant storage, and high-end finishes, it's a space that effortlessly combines everyday practicality with elevated style—ideal for both quiet mornings and lively gatherings. Extensive upgrades include fresh paint, newer windows, and more—creating a cohesive, modern feel from top to bottom. The main level offers three spacious bedrooms, while the fully finished basement adds a fourth oversized bedroom, providing flexibility for growing families or guests. With two and a half well-appointed bathrooms, comfort and convenience are always within reach. The lower level is bright and welcoming, featuring a generous family room, dedicated laundry and storage space, and a walk-out entrance that leads directly to the expansive backyard. Outside, you'll find a fully fenced yard with plenty of room to relax, play, or entertain. Car enthusiasts and hobbyists alike will appreciate the impressive oversized garage, offering space for three or more vehicles, recreational equipment, or even a workshop—without sacrificing functionality. Set in a highly desirable location, this home places you just steps from scenic walking trails and offers beautiful river views, all while being only minutes from schools, the rec centre, pool, and other key amenities. This is a rare opportunity to own a truly complete, move-in ready home in one of Peace River's most sought-after neighborhoods.