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8101 95 Street  
Peace River, Alberta

MLS # A2319040



**\$349,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Shed

Welcome to this beautifully maintained 1,200 sq ft bilevel located in Peace River's North End—perfectly positioned near schools, recreational facilities, and the scenic river walking trails for an active, convenient lifestyle. The main level offers a bright and modern feel, featuring a stylish kitchen with contemporary finishes, a welcoming living room with new flooring, and two well-sized bedrooms along with a full bathroom. The layout is both functional and inviting, ideal for everyday living and entertaining. The fully developed lower level boasts a spacious rec room with new flooring and a cozy gas fireplace—perfect for relaxing evenings. You’ll also find a second full bathroom, and an oversized laundry room and a third bedroom; providing plenty of space for family, guests, or a home office. Recent updates include a new front door and a new back deck, offering great outdoor space for enjoying the warmer months. Additional features include a single garage and air conditioning for year-round comfort. This move-in ready home combines modern updates, practical features, and an excellent location—making it a fantastic opportunity for families, first-time buyers alike.