

# \$458,000 - 9602 71 Avenue, Peace River

MLS® #A2253909

**\$458,000**

3 Bedroom, 4.00 Bathroom, 2,374 sqft

Residential on 0.14 Acres

North End., Peace River, Alberta

Welcome to your dream home that sits at the very end of River Road. This spacious 1 1/2 storey residence offers 3 generous bedrooms and 4 bathrooms, perfect for families or those who love to entertain. Stepping inside you will find plenty of hardwood flooring throughout including the sunken living room which has a cozy fireplace, high vaulted ceilings, and the convenience of main floor laundry. The upper level features three large bedrooms, including a spacious primary suite with a skylight lit 5-piece ensuite and a private sunroom retreat. The fully finished basement includes a 3/4 bath, dry sauna and a handball court which could easily be converted to a home theatre, recreation space, or anything you envision. Outside, the beautifully landscaped yard is a true oasis, featuring a mix of mature trees and plants, a tranquil water feature, steps from the paved walking path along the river and direct access to the Normand Boucher Community Arboretum. It's like living in your own private park! Don't miss this rare opportunity to own a unique property in a prime location. Schedule your viewing today!

Built in 1979

## Essential Information

MLS® # A2253909

Price \$458,000

Bedrooms 3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,374
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9602 71 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2
Waterfront	See Remarks

### **Interior**

Interior Features	Beamed Ceilings, Chandelier, High Ceilings, Skylight(s), Bidet, Natural Woodwork, Sauna
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Greenbelt
Roof	Cedar Shake
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	R-1A

### **Listing Details**

Listing Office	Royal LePage Valley Realty
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