

\$395,000 - 7305 96 Street, Peace River

MLS® #A2270132

\$395,000

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.18 Acres

North End., Peace River, Alberta

Welcome to this well-maintained 1979 bi-level home with stunning river views in the north end of Peace River. This one-owner home has never been rented and is ready for a new family to make it their own.

Featuring Three bedrooms Upstairs with the master having a four-piece en-suite bathroom, A large living room that leads to a dining room and the eat in kitchen all on the main upper level. The basement has a large family room complete with a wood burning fireplace and patio doors leading to the backyard, a utility/laundry room with built in vacuum, another 4-piece bathroom along with a 4th bedroom and access to the attached garage.

Recent upgrades include:

• New roofing shingles (2024)

• New hot water tank (2024)

• Main furnace replaced (2007)

Enjoy the large, fenced backyard and take in the beautiful views of the river and western hills – perfect for relaxing evenings or family gatherings.

Homes in this desirable location with views like this don't come up often – come see the potential this property has to offer!

Built in 1979

Essential Information

MLS® # A2270132

Price \$395,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.18
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7305 96 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E4

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Disposal
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
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Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	8
Zoning	R1B

Listing Details

Listing Office	Royal LePage Valley Realty
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