

\$313,000 - 9527 85 Avenue, Peace River

MLS® #A2220436

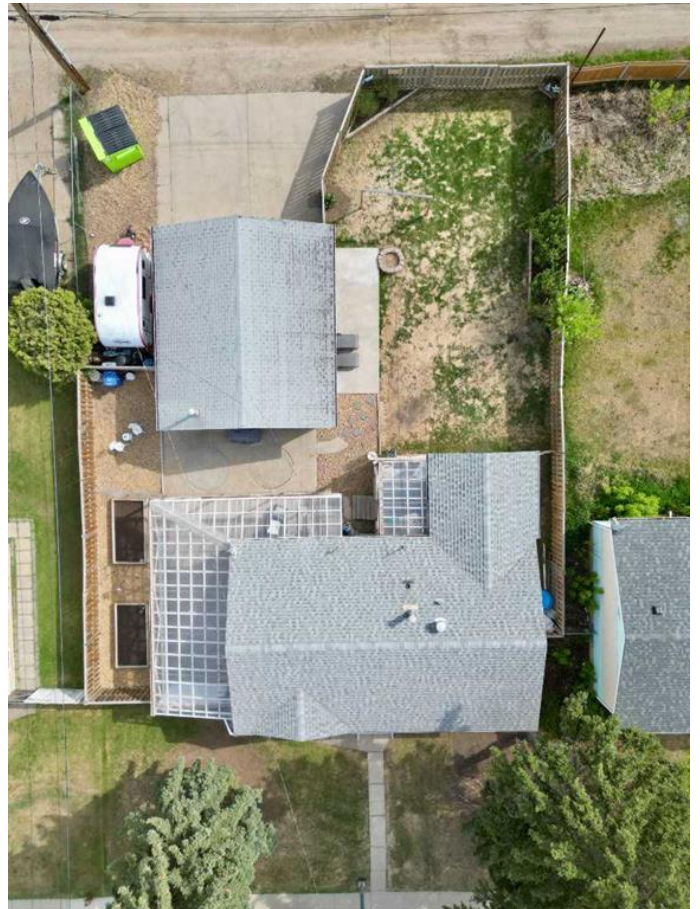
\$313,000

5 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.17 Acres

North End., Peace River, Alberta

WELCOME HOME TO THIS STUNNINGLY RENOVATED NORTH END BUNGALOW â€” WHERE COMFORT, STYLE & LOCATION ALIGN PERFECTLY! This beautifully updated bungalow is the family home youâ€™ve been dreaming ofâ€”nestled in the highly sought-after North End just a short walk to schools, shopping, parks, pool, arena, and the spectacular Peace River walking trails. Step inside and instantly fall in love with the freshly painted interior, brand-new countertops, and gleaming white appliances that accent the bright and open-concept layoutâ€”all drenched in natural light. Itâ€™s a welcoming space designed for modern living. The spacious primary suite is a true retreat, featuring a private patio walk-outâ€”your own sun-soaked sanctuary for morning coffee or quiet evenings under Albertaâ€™s glowing sunsets. With two more generously sized bedrooms on the main floor, this home is ideal for young families or those looking for everything within reach. The fully developed lower level offers even more room to grow: a wide-open family/rec area, two additional bedrooms, a private 2-piece bath, and a custom-built bar areaâ€”perfect for entertaining guests or giving the kids a space to call their own. Outside, the massive fenced yard offers plenty of room to roamâ€”for kids, pets, and all your backyard dreams. The wrap-around covered patio means BBQ season is always onâ€”rain or shine. Plus, you'll love the heated double garage and convenient RV parking for your toys and



trailers. This move-in ready home combines lifestyle and location in one irresistible package. Whether you're upsizing, starting fresh, or looking for that rare blend of indoor comfort and outdoor freedom—this property has it all. Here's your chance to live in one of the most desirable neighborhoods in town.

Built in 1962

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220436 |
| Price | \$313,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,138 |
| Acres | 0.17 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 9527 85 Avenue |
| Subdivision | North End. |
| City | Peace River |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T8S 1G3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, RV Access/Parking, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Feat |
| Appliances | Dishwasher, Dryer, Electric Refrigerator, Washer, Window |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |



Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Rain G |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Garden, City Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 60 |
| Zoning | R1A |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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