

# \$265,000 - 8401 94 Street, Peace River

MLS® #A2224512

## \$265,000

2 Bedroom, 2.00 Bathroom, 1,245 sqft  
Residential on 0.22 Acres

North End., Peace River, Alberta

This picturesque 2003 home sits on a double lot right across from the walking trail along the river. If you are looking for a convenience of one level living in the house that doesn't need any major repairs or upgrades, it might be the one! Modern open layout with vaulted ceiling provide plenty of natural light while wrap around covered porch filters off direct summer heat. The kitchen will please with abundance of cabinets along with a pantry. Going further, come to the master bedroom with a 2pc en-suite, a large closet, and a patio door leading to the porch - a perfect spot to watch a sunset over the river. While the house has only 2 bedrooms, there is plenty of storage in spacious closets, separate laundry/craft room, attached garage, shed, and a shop. Speaking about the shop, have you ever thought about getting a man cave, craft cabin, or a she-shed for a year round use? The woodstove heated and insulated shop with power can be just that, providing plenty of natural light with large vinyl windows. You can make it feel like a second home or basically anything you want! The property has a low maintenance yard with 5ft high chain link dog run and a garden plot behind the house. Concrete driveway and gravel parts of the yard provide enough parking space for your guests, a camper, and a few toys. The roof was done in 2020. Watch for virtual 3D tour at [REALTOR.CA](https://REALTOR.CA) media section.

Built in 2003



## Essential Information

MLS® #	A2224512
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.22
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8401 94 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G1

## Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, No Animal Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Dog Run, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Views, Few Trees, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Perimeter Wall

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	80
Zoning	Residential

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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