

# \$329,900 - 8506 95 Street, Peace River

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MLS® #A2235654

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.17 Acres

North End., Peace River, Alberta

Welcome to this delightful 4-bedroom, 2-bathroom home located in the desirable North end of Peace River. The home features many upgrades including a spacious 4-piece main floor bathroom with a tile shower finishes and a 3-piece bathroom on the lower level - an excellent feature making use of the lower level bedroom and recreation area much more appealing. Key Features: Bedrooms: 4 (3 upstairs, 1 downstairs) Bathrooms: 2 (4-piece main floor, 3-piece lower level) Garage: Heated, powered, and insulated 24 x 24 detached garage Enjoy the modern conveniences and finishes of this home that offers some updated PVC windows, a high-efficiency furnace, newer architectural shingles and great access to all the local amenities. The home also includes essential appliances such as a refrigerator, stove, dishwasher, washer, and dryer. Outside, you'll find a private, fenced yard with a variety of fruit-bearing plants, including apple, cherry, saskatoon, and raspberry bushes and a large garden area. Enjoy easy access to the double car garage with the back alley lane and just across the same back alley is a park, playground and ball diamonds - everything within reach. Located within walking distance to trails, bike paths, schools, a swimming pool, recreational complex, and gymnastics club, this home provides convenience and a vibrant community with great neighbors and a welcoming town. The sign is up!! Call today to view what potentially would be your new



home.

Built in 1961

**Essential Information**

MLS® #	A2235654
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8506 95 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	t8s1g2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 29th, 2025
Days on Market	9
Zoning	R

**Listing Details**

Listing Office	Century 21 Town and Country Real Estate
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