

# \$319,900 - 9615 95 Avenue, Peace River

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MLS® #A2199416

**\$319,900**

3 Bedroom, 3.00 Bathroom, 811 sqft

Residential on 0.09 Acres

Downtown., Peace River, Alberta

Charming and efficient home in a prime walkable location! Discover this thoughtfully designed 3 bedroom, two and a half bathroom home where every square foot is maximized for comfort and functionality. Built in 2014, this modern yet cozy bi-level offers a smart, open layout that feels spacious while remaining easy to maintain. The bright living room with large windows seamlessly flows into the well appointed kitchen with ample storage and convenient island making it the perfect place for both relaxing and entertaining. The fully finished lower level adds plenty of additional living space and also offers a light and bright ambiance with the above grade windows. The fenced backyard with shed and deck provides a serene escape, ideal for morning coffee or evening unwinding. Nestled in a highly walkable neighborhood, you are just steps from shopping, restaurants, Riverfront Park and the river and walking trails making daily errands and outings a breeze. Whether you are a first time home buyer, downsizer or investor, this home offers style, efficiency and unbeatable convenience. Don't miss this opportunity-schedule your showing today!

Built in 2014

## Essential Information

MLS® #                   A2199416

Price                     \$319,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	811
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9615 95 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1H9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

### **Additional Information**

Date Listed                      March 5th, 2025  
Days on Market                58  
Zoning                              Mixed Commerical/Resident

### **Listing Details**

Listing Office                    RE/MAX Northern Realty



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