# \$625,000 - 10006 88 Street, Peace River

MLS® #A2240074

## \$625,000

3 Bedroom, 4.00 Bathroom, 3,348 sqft Residential on 0.57 Acres

The Pines, Peace River, Alberta

Tucked away on over half an acre in the Pines sits this very impressive bungalow that would be one of the largest in town. This property offers comfort and style with plenty of room to roam both inside and out. Some interior features start with the Grand entryway as you walk in. A fully updated kitchen with a huge Island, granite countertops and Cherrywood floors in the kitchen, den and formal dining area. Enjoy a large sunken livingroom with a beautiful fireplace as well as a second fireplace in the Den. Bedrooms are all a good size including a spacious primary with a nicely renovated 5 piece ensuite bath. Downstairs will impress with the expansive family room space and wet bar area with plenty of room for the largest of games room decor. A walk out door leads from the basement to the wide reaching back yard where you will find a garden bed, lots of trees, a fantastic fireplace area and a gigantic deck to relax and enjoy the view. Other great features to this property include beautiful stamped driveway and walks, in ground sprinkler system, air conditioned comfort and Much Much More! If you have been looking for something with a bit more space and move in ready, then this place has it all. Call for your appointment to view.







Built in 1989

#### **Essential Information**

MLS® # A2240074

Price \$625,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,348

Acres 0.57

Year Built 1989

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 10006 88 Street

Subdivision The Pines

City Peace River

County Peace No. 135, M.D. of

Province Alberta

Postal Code T8S 1N8

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Additional Parking, Concrete Driveway

# of Garages 2

#### Interior

Interior Features Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open

Floorplan, Double Vanity, Recessed Lighting, Wet Bar, Wired for Sound

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window

Coverings, Bar Fridge, Electric Range

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Other

Lot Description Garden, Lawn, Many Trees, Front Yard, Landscaped, Level, No.

Neighbours Behind, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 113

Zoning R-1C

## **Listing Details**

Listing Office Royal LePage Valley Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.