

# \$344,900 - 9605 75 Avenue, Peace River

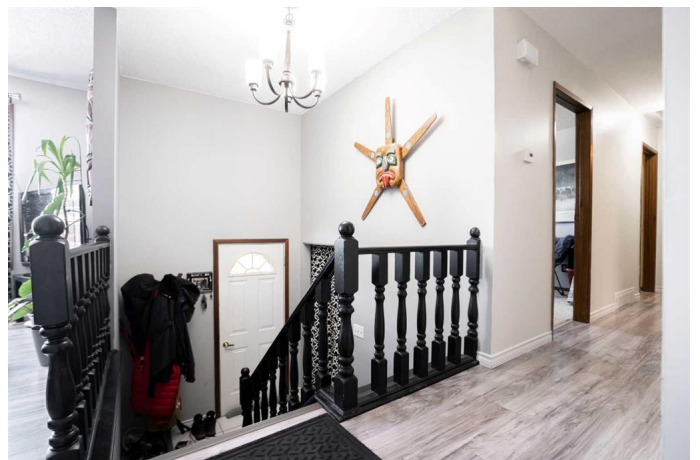
MLS® #A2206168

**\$344,900**

5 Bedroom, 3.00 Bathroom, 1,270 sqft  
Residential on 0.20 Acres

North End., Peace River, Alberta

This spacious and well-maintained home is located in a quiet cul-de-sac conveniently close to schools and recreational facilities. This property offers ample space for the whole family to enjoy, with a layout that is both functional and inviting. The main floor features a large kitchen with ample counter space perfect for hosting gatherings. Additionally, there is a breakfast nook just off the kitchen providing a cozy spot to start your day. The large dining room has a warm and inviting atmosphere for perfect for sharing meals and special occasions. There are three bedrooms and one full bathroom located on the main floor, with the primary bedroom boasting its own private half bathroom for added convenience. Downstairs, you will find two very large bedrooms, a bathroom, and a spacious laundry room. The basement also features a cozy gas fireplace and a separate entrance through the back, offering increased functionality and versatility for homeowners. Step outside into the backyard to discover a large deck with a screened-in porch, ideal for relaxing and enjoying the outdoors. The fully fenced backyard includes two sheds for additional storage. A detached 32 x 22 garage provides ample space for your vehicles and a workshop. there is also a full upstairs loft area on top of the garage with the entrance conveniently located at the back. Don't miss out on this fantastic opportunity to own a well-appointed home with plenty of space and amenities for the whole family to enjoy. call



today to book your own private viewing.

Built in 1976

### Essential Information

MLS® #	A2206168
Price	\$344,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9605 75 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	27
Zoning	R1-A

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.