

# **\$323,000 - 9618 81 Avenue, Peace River**

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MLS® #A2222414

**\$323,000**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.15 Acres

North End., Peace River, Alberta

Charming Home in Peace Riverâ€™s North End

Welcome to this delightful 1,190+ square-foot home located in the peaceful North End of Peace River - close to parks, walking trails, schools, arena and swimming pool.. This residence features a renovated kitchen with 3 appliances, four bedrooms on the main floor, providing ample space for family and guests, 2 main level bathrooms including a full 4-piece and a 2-piece ensuite. The lower level features a versatile office space (which has been used as a bedroom in the past), a sauna, very large rec room that is a fantastic area to host and entertain complete with a cozy gas fireplace. There is also a renovated 3-piece bathroom on this level and a large mechanical/storage/laundry room. Updates include newer shingles, furnace, and some PVC windows. Outside, youâ€™ll find a single-car garage with a large attached workshop, perfect for hobbies or storage. The fenced yard offers privacy, and the large deck with natural gas barbecue piping is ideal for outdoor gatherings. Donâ€™t miss out on this wonderful opportunity to own a charming home in a great location!

Built in 1967



## Essential Information

MLS® #	A2222414
Price	\$323,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9618 81 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1A7

## Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Sauna, Storage
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	35
Zoning	R

**Listing Details**

Listing Office	Century 21 Town and Country Realty
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