

# \$345,000 - 9713 75 Avenue, Peace River

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MLS® #A2185075

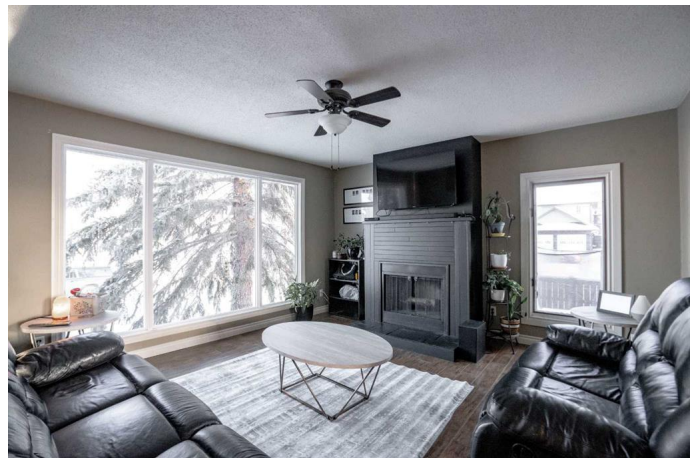
**\$345,000**

4 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.16 Acres

North End., Peace River, Alberta

Welcome to your new home! This charming 4 bedroom, 3 bathroom family home is a true gem. The spacious kitchen is perfect for entertaining guests and equipped with ample counter space for all your meal prep needs. Enjoy evenings by the wood-burning fireplace in the upstairs living room, or gather with loved ones around the wood stove in the cozy recreation room downstairs. Recent upgrades within the last 4 years include a high-efficiency furnace, air conditioning, new shingles, and eavestrough, ensuring modern comfort and peace of mind for the lucky new homeowners. Step outside to the large corner lot, fully fenced for privacy and security, providing a serene outdoor oasis for the whole family to enjoy. The property also features a double detached heated garage, offering ample storage space for vehicles and outdoor equipment. Conveniently located near schools, arena, and pool, this home offers easy access to amenities for the whole family to enjoy. Don't let this opportunity slip away, make this family home yours today! Call now to schedule a viewing.



Built in 1977

## Essential Information

MLS® #                      A2185075

Price                        \$345,000

Bedrooms                4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,074       |
| Acres          | 0.16        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9713 75 Avenue         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1E1                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Off Street, Double Garage Detached, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                     |
| Cooling           | Central Air                                                    |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 2                                                              |
| Fireplaces        | Wood Burning, Wood Burning Stove                               |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 5th, 2025 |
| Days on Market | 104               |
| Zoning         | R1-A              |

**Listing Details**

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

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