

\$324,999 - 9609 80 Avenue, Peace River

MLS® #A2110576

\$324,999

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.19 Acres

North End, Peace River, Alberta

Location, location, location! Plus the owner just had new shingles installed along with a new hot water tank and few other extras to add to the overall appeal. This beautiful air conditioned bi-level on a quiet North End street is ideally located near schools, pool, rec center, walking trails, parks and so much more. Perfect for families with children! Just unpack and enjoy this property that is fresh and move in ready. The kitchen is fresh off some updates and offers plenty of recently painted cupboards, tile backsplash and even a new dishwasher! There is also a brand new washer and dryer and new hot water tank installed! The owners have also done work to increase the storage capacity and utility of the closets by building in benches and various storage box spaces making it easy to find a place to put things. The living room is light and bright and has nice, rich hardwood floors. Two large bedrooms and a nice bathroom finish off the main level. The lower level features nice big windows to eliminate that "basement" feeling and the big family room has all the space you will need for kids toys, TV, exercise equipment and more. Two more bedrooms on the lower level make this a 4 bedroom house and another bathroom gives your family two bathrooms in total! The backyard is fenced, very private and fully landscaped and the double detached, heated garage is a great place to keep you personal items out of the elements, workshop space or even park a vehicle or two. Plus the paved driveway adds



extra parking options. If you have been looking for a property that checks "ALL" the boxes then look no further!

Built in 1973

Essential Information

MLS® #	A2110576
Price	\$324,999
Sold Price	\$309,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.19
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9609 80 Avenue
Subdivision	North End
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2024
Date Sold August 22nd, 2024
Days on Market 176
Zoning R1-A
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Northern Realty

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