

# \$309,000 - 9618 81 Avenue, Peace River

MLS® #A2249622

**\$309,000**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.15 Acres

North End., Peace River, Alberta

Charming Home in Peace River'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, you'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. Don't miss out on this wonderful opportunity to own a charming home in a great location!

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249622    |
| Price          | \$309,000   |
| 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 | Storage, Sauna                                                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Range |
| 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    | August 17th, 2025 |
| Days on Market | 25                |
| Zoning         | R                 |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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