

# \$275,000 - 8507 97 Street, Peace River

MLS® #A2250742

## \$275,000

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.15 Acres

North End., Peace River, Alberta

North End Gem â€” Affordable, Spacious & Ready for You! If youâ€™ve been waiting for the perfect North End home, this is it! Tucked away on a quiet street, yet close to the swimming pool, arena, gymnastics club, and schools, this bungalow offers the best of both worldsâ€”convenience and peace. With 1,064 sq. ft., 4 bedrooms, and 2 bathrooms, thereâ€™s room for the whole family to spread out and grow. The main floor features a bright and easy-flowing layout with newer flooring, fresh paint, and a beautifully renovated bathroom filled with natural light. Downstairs, enjoy a spacious recreation room perfect for movie nights or kidsâ€™ playtime, a large soaker tub in the second bathroom for relaxation, plus an office/extra bedroom tucked away for privacy. The basement also offers up a cozy woodstove. Use it to keep the house warm and cut down on energy bills!

Thereâ€™s also no shortage of storage space to keep things organized. Step outside and youâ€™ll find a fenced backyard made for both play and relaxation, with convenient back-alley access to the roomy double garage. This home is move-in ready, full of updates, and offers a location that makes daily life simple and enjoyable. Donâ€™t waitâ€”homes like this donâ€™t last long. Call today to book your private showing!

Built in 1961

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2250742    |
| Price          | \$275,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,064       |
| Acres          | 0.15        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8507 97 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1G4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Storage                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning Stove, Basement                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot |
| Roof            | Asphalt Shingle                                                                                |
| Construction    | Brick, Stucco, Wood Frame                                                                      |
| Foundation      | Poured Concrete                                                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 18                |
| Zoning         | R1-A              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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