

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

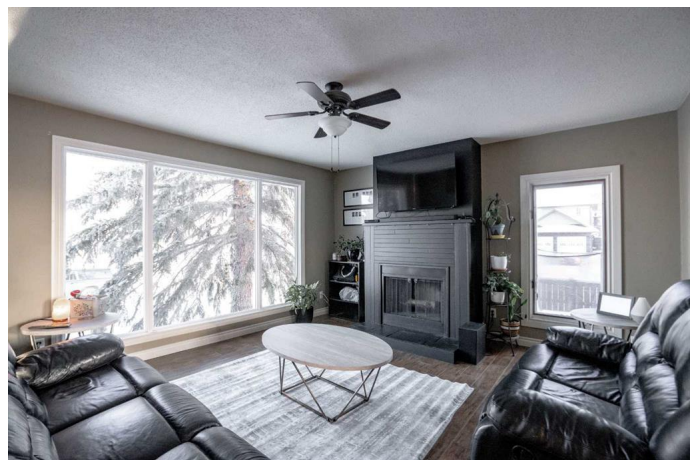
MLS® #A2185075

**\$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	106
Zoning	R1-A

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.