

\$323,000 - 9527 85 Avenue, Peace River

MLS® #A2220436

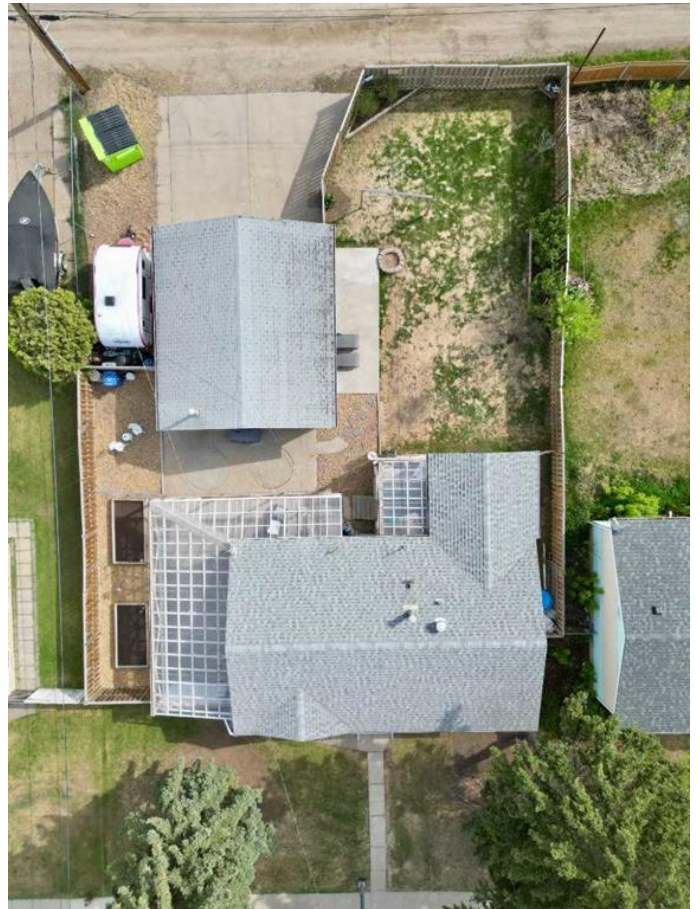
\$323,000

5 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.17 Acres

North End., Peace River, Alberta

WELCOME HOME TO THIS STUNNINGLY RENOVATED NORTH END BUNGALOW – WHERE COMFORT, STYLE & LOCATION ALIGN PERFECTLY! This beautifully updated bungalow is the family home you’ve been dreaming of – nestled in the highly sought-after North End just a short walk to schools, shopping, parks, pool, arena, and the spectacular Peace River walking trails. Step inside and instantly fall in love with the freshly painted interior, brand-new countertops, and gleaming white appliances that accent the bright and open-concept layout – all drenched in natural light. It’s a welcoming space designed for modern living. The spacious primary suite is a true retreat, featuring a private patio walk-out – your own sun-soaked sanctuary for morning coffee or quiet evenings under Alberta’s glowing sunsets. With two more generously sized bedrooms on the main floor, this home is ideal for young families or those looking for everything within reach. The fully developed lower level offers even more room to grow: a wide-open family/rec area, two additional bedrooms, a private 2-piece bath, and a custom-built bar area – perfect for entertaining guests or giving the kids a space to call their own. Outside, the massive fenced yard offers plenty of room to roam – for kids, pets, and all your backyard dreams. The wrap-around covered patio means BBQ season is always on – rain or shine. Plus, you’ll love the heated double garage and convenient RV parking for your toys and



trailers. This move-in ready home combines lifestyle and location in one irresistible package. Whether you're upsizing, starting fresh, or looking for that rare blend of indoor comfort and outdoor freedom—this property has it all. Here's your chance to live in one of the most desirable neighborhoods in town.

Built in 1962

Essential Information

MLS® #	A2220436
Price	\$323,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,138
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9527 85 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Feat
Appliances	Dishwasher, Dryer, Electric Refrigerator, Washer, Window
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Garden, Private Yard, Rain G
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R1A

Listing Details

Listing Office	CIR Realty
----------------	------------

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.