

# \$479,900 - 12717 92 Street, Peace River

---

MLS® #A2196477

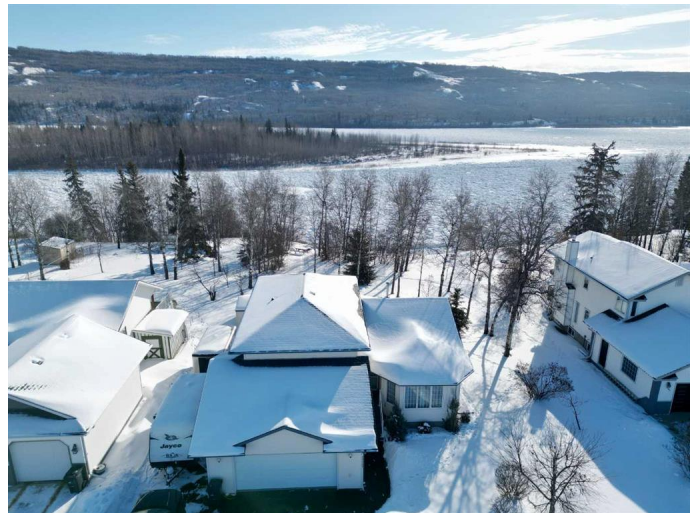
**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,811 sqft

Residential on 0.35 Acres

Shaftesbury Estates, Peace River, Alberta

Spacious family home on an expansive riverfront lot with stunning views! Welcome to your dream home! Nestled on a sprawling lot along the Peace River, this beautiful 4 bedroom and 3 bathroom home offers the perfect blend of space, comfort and breathtaking natural beauty! Step inside to discover an inviting layout featuring a spacious living area with large bay window that floods the home with natural light. The roomy kitchen gives you fantastic views to the river and boasts ample counter space, a center island and convenient pantry. The eating area is adjacent making this space ideal for family gatherings and entertaining. The primary suite is spacious and comes complete with a large walk-in closet and 3 piece ensuite. Adjacent bedrooms are generously sized and are perfect for a growing family or hosting guests. The third level provides another living room and the fully finished lowest level gives another bedroom, plenty of storage and a great family room space for kids to play or game the day away. Outside, the expansive yard offers endless possibilities from gardening to outdoor recreation, all with the tranquil backdrop of the river! Enjoy morning coffee on the deck, host summer BBQ's or have a peaceful backyard fire watching the river flow by. And don't forget the added convenience of the double attached garage and plenty of additional parking provided by the extra large driveway. Don't miss this rare opportunity to own a stunning riverfront



property! Schedule your private tour today!

Built in 1996

### Essential Information

MLS® #	A2196477
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,811
Acres	0.35
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	12717 92 Street
Subdivision	Shaftesbury Estates
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1W8

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2
Waterfront	River Front

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	BBQ gas line, Private Yard, S
Lot Description	Back Yard, Creek/River/Stre No Neighbours Behind, Priva
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other



**Additional Information**

Date Listed	February 22nd, 2025
Days on Market	57
Zoning	R1-D

**Listing Details**

Listing Office	RE/MAX Northern 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.