

\$549,000 - 10606 90 Street, Peace River

MLS® #A2231034

\$549,000

5 Bedroom, 4.00 Bathroom, 1,640 sqft
Residential on 0.14 Acres

Upper West Peace, Peace River, Alberta

Nestled in the Upper West Peace and overlooking the river, this stunning modified bi-level home truly has it all. As you approach, you'll appreciate the ample paved parking space for 3-4 cars in the front, plus an attached garage that can fit 3 more vehicles! Step inside to a wide, welcoming entryway with a spacious walk-in closet—perfect for families or anyone who loves organized storage. Just half a flight of stairs up, the living and dining rooms open up to breathtaking river views through large windows. Enjoy summer meals on the covered 10'x16' balcony, complete with a gas line for your BBQ, plenty of space for patio furniture, and, of course, THE VIEW. The kitchen is a chef's delight, featuring modern appliances, abundant cabinetry, a pantry, and programmable remote-controlled blinds in the dining and living room to maximize comfort and the view. The upper level boasts vaulted ceilings, hardwood flooring, three bedrooms, and two full bathrooms. While the home is equipped with central air conditioning, the primary bedroom also features an additional wall unit for extra comfort on warm summer nights. The primary suite includes two standard closets, overhead storage, a walk-in closet, and an en-suite bathroom with a jacuzzi tub and a separate shower. Downstairs, the fully finished walk-out lower level offers in-floor heating and large windows for year-round comfort. This level includes two more bedrooms, another full



bathroom, a laundry room with a gas dryer, a library with built-in shelving and lighting, and a soundproofed media room with wired speakers, recessed lighting, and a 78" TV. The library opens onto a covered patio with a hot tub and a fenced, private backyard—perfect for relaxation or entertaining. The beautifully landscaped yard features an in-ground irrigation system, wired outdoor lighting, and mature perennials for a low-maintenance, inviting outdoor space. The home was constructed with fire-retardant drywall. Recent updates include a new roof (2024), furnace (2023), and freshly cleaned carpets—move-in ready for new owners! Explore the 3D tour in the multimedia section at realtor.ca and book your private showing to discover all the exceptional features this property has to offer!

Built in 1998

Essential Information

MLS® #	A2231034
Price	\$549,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,640
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	10606 90 Street
Subdivision	Upper West Peace
City	Peace River

County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1P1

Amenities

Parking Spaces	6
Parking	Off Street, Garage Door Opener, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Closet Organizers, Jetted Tub, Recessed Lighting, Soaking Tub, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Central Air Conditioner, Garburator, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency, In Floor
Cooling	Central Air, Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Interior Lot, Lawn, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	144
Zoning	Residential Mixed High De

Listing Details

Listing Office	RE/MAX Northern Realty
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