

# \$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](https://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	Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Paved, Triple Garage Attached, Workshop in Garage
# of Garages	3

### Interior

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

### Exterior

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

### Additional Information

Date Listed	June 13th, 2025
Days on Market	32
Zoning	Residential Mixed High De

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.