

# \$169,000 - 9521 89 Avenue, Peace River

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MLS® #A2222248

## \$169,000

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.08 Acres

North End., Peace River, Alberta

Check out this conveniently located duplex in Peace River's North end. Close to schools but also close enough to walk to work downtown or take advantage of the walking trails all along the river that are only a block away. There is also a great park within walking distance making this a place that families will enjoy. The home itself is a 3 bedroom and 1.5 bathroom space with a full basement that a person could add another bedroom if necessary. This property requires a keen eye and all of the finishing touches making it a project where you can choose the finishes and design features you like. Some work has been done including new plumbing and drywall and the mudding and taping required. You get to choose the colours and style. This property also offers a partially fenced back yard and single detached garage that measure 14x22 feet. Opportunity exists to buy this project and make it your own. Call today!

Built in 1963

## Essential Information

MLS® #	A2222248
Price	\$169,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,142



Acres	0.08
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	9521 89 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G7

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	84
Zoning	R-2

**Listing Details**

Listing Office                RE/MAX Northern Realty

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