

# \$220,000 - 7909 99 Street, Peace River

MLS® #A2212614

## \$220,000

3 Bedroom, 2.00 Bathroom, 719 sqft

Residential on 0.10 Acres

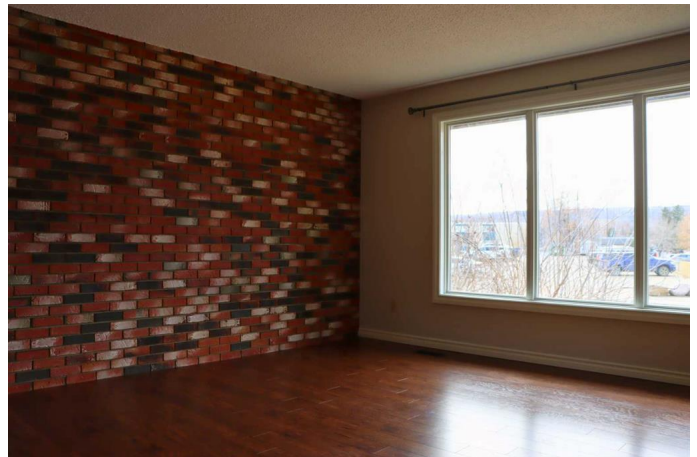
North End., Peace River, Alberta

Affordable living or rental property, ...you pick! Very well maintained half-duplex with recent upgrades, both on the interior and exterior, including the windows, exterior doors and shingles. The home is of an up/down type with three bedrooms and an updated 4-piece bathroom in the basement. Living areas are on the main floor and the home is of concrete block construction which acts as an incredible sound barrier. The home interior is move-in ready! The backyard is open, fenced and has a raised deck off the dining area. The property is within walking distance of all the schools, as well as both the aquatic center and the Baytex Energy Centre. If you are looking for a smaller mortgage payment and ease in terms of location to all the necessities, and that is without having to purchase a "fixer upper", well then you should definitely consider this property. It also has great rental potential given its location and would be a highly desirable property in the rental market. The property can be purchased individually or with the adjacent unit to the south; 7911 99 Street (see also MLS# A2216130).

Built in 1977

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2212614  |
| Price    | \$220,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 719                    |
| Acres          | 0.10                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7909 99 Street         |
| Subdivision | North End.             |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1A9                |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2  |
| Parking        | Gravel Driveway, Off Street                  |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Vinyl Windows                   |
| Appliances        | Dishwasher, Range, Refrigerator |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                       |
| Construction      | Brick, Concrete                                       |
| Foundation        | Block   |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 16th, 2025          |
| Days on Market | 63                        |
| Zoning         | Residential Two Family Di |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2% Realty Grande |
|----------------|------------------|

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