

# \$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 | 85             |
| Zoning         | R-2            |

**Listing Details**

Listing Office                RE/MAX Northern Realty

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