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9910 80 Avenue  
Peace River, Alberta

MLS # A2216084



\$169,000

Division:	North End		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,283 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	2.23 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas, Wall Furnace	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RMHP
Foundation:	Block	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: NA

Welcome to this charming and affordable 3-bedroom, 1-bathroom mobile home situated on its own lot in the peaceful North End neighborhood of Peace River. This property offers a perfect blend of comfort and practicality, making it an excellent choice for first-time buyers, downsizers, or investors. The home features 3 Bedrooms, 1 Bathroom: Spacious bedrooms provide ample room for family or guests, complemented by a well-maintained bathroom. as well as an office space. Flooring, paint, windows and exterior doors have been recently updated, enhancing both esthetics and energy efficiency. There is a large room off the the back door that provides tons of space for storage or could be converted to more covered outside space. Outside you have a detached garage that provides a versatile space for parking, storage or hobbies. The yard is mature and has been lovingly cared for over the years. There are many gardens, trees, shrubs and perennials nestled along the pathways and around the peaceful fire pit area. The covered front porch is a feature that allows the comfort of being outside while providing protection from insects and the elements. Located in a family-friendly community, this home is close to schools, parks, and local amenities, offering convenience and a welcoming atmosphere. Don't miss the opportunity to own this delightful home. Contact your local Real Estate professional today to schedule a viewing and experience all that this property has to offer.