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8808 96 Street  
Peace River, Alberta

MLS # A2281475



**\$149,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Assigned, Gravel Driveway, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This bright and well-maintained two-bedroom townhouse condo is ready for its new owners and is conveniently located close to downtown amenities. The upper level features a spacious primary bedroom with a walk-in closet and a four-piece ensuite, along with a versatile bonus room ideal for a nursery, home office, or reading nook. The main level offers a functional open-concept layout with the kitchen, dining area, and living room—perfect for everyday living and entertaining. Downstairs, the fully developed basement includes a second bedroom, a three-quarter bathroom, and a combined laundry/utility room. Outside, enjoy a small, fenced backyard—ideal for relaxing, gardening, or letting a pet out. There are 2 assigned parking stalls, along with a storage shed for added convenience. This townhouse is a great option for first-time buyers, professionals, or investors looking for a low-maintenance property in a central location. Text or call to arrange a viewing!