



780-832-0996  
derek.estabrook@outlook.com

202, 8520 99 Avenue  
Peace River, Alberta

MLS # A2299429



**\$109,900**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential-High Density
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Comfort, convenience, and value come together beautifully in this well-designed 2-bedroom, 1-bathroom condo on Peace River's desirable West Side! Tucked away in a quieter area, this home offers the perfect balance of peace and accessibility. You're just a short walk to the West Hill commercial district—making it easy to get to work, run errands, or enjoy local shopping and services without the need to drive. Inside, you'll appreciate the fresh and modern feel, with newer flooring throughout and a full repaint that gives the entire space a clean, updated look. The kitchen is complemented by newer appliances, adding both style and functionality to your daily routine. The bright living room opens directly onto a private deck—an ideal spot to relax and unwind. Whether you're sipping your morning coffee or soaking in the evening sun, you'll love the open southern exposure with views toward the rolling hills of Saddleback. Plus, the added exterior storage keeps your seasonal items neatly tucked away. Additional features include an assigned parking stall with power—perfect for those colder months. This well-maintained unit is truly move-in ready and offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Don't miss your chance—book your showing today!