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9523 89 Avenue
Peace River, Alberta

MLS # A2309749



\$187,500

Division:	North End		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,142 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Central, High Efficiency, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Flat

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, Smart Home, Storage, Vinyl Windows

Inclusions: N/A

Affordable duplex in a fantastic location close to schools, parks, and scenic walking trails along the river! This move-in-ready home offers a bright and functional layout with updated grey plank flooring, newer windows and doors, a beautifully renovated bathroom, and a newer furnace. The heart of the home is modern and efficient. The mostly fully developed basement features a spacious family room, 3-piece bathroom, laundry, and plenty of storage space. To finish the package, there is a fenced back yard for play or pets. Whether you're a first-time buyer, investor, or looking to downsize, this well-maintained property offers comfort, value, and convenience at an affordable price.