



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

5, 8808 96 Street
Peace River, Alberta

MLS # A2311711



\$147,000

Division:	North End		
Type:	Residential/Other		
Style:	Townhouse		
Size:	822 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	RESIDENTIAL-MEDIUM DENSIT
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Looking to get out of renting or downsize without compromising on space and convenience? This lovely 2-bedroom, 2-bathroom condo in the North End of Peace River is just what you need! Situated right by the schools and close to everything you could want, this home offers an ideal blend of comfort and accessibility. The main floor features an open-concept dining and living area seamlessly connected to the kitchen. Upstairs, you'll find a spacious primary bedroom complete with two huge walk-in closets and a 3-piece bathroom, providing plenty of storage and privacy. Downstairs offers a second bedroom, a full 4-piece bathroom, plus a convenient laundry/utility room. Enjoy outdoor living in your fully fenced yard with a cozy deck area—great for summer barbecues or quiet mornings with your coffee. Plus, there's a shared storage shed for all your yard tools and extras. Don't miss out on this fantastic opportunity, call today to schedule a viewing!