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10417 89 Street  
Peace River, Alberta

MLS # A2312025



**\$585,000**

<b>Division:</b>	Upper West Peace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,525 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Side By Side		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding

**Zoning:** R2

**Foundation:** ICF Block

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** N/A

This spacious duplex is perfect for buyers looking for a multi-generational home, looking for an investment opportunity, or wanting to live on one side and rent out the other. Each unit has three bedrooms, three and half bathrooms, finished basement and its own back yard. This is a newer build with nice finishes. There are 17 years left on the shingle warranty. Book your showing today!