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9507 89 Avenue
Peace River, Alberta

MLS # A2314442



\$119,900

Division:	North End		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,224 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Other

Roof: Flat

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential - Two Family

Utilities: -

Inclusions: As is, where is on possession

This half duplex in Peace River's desirable North End offers a smart layout, great bones, and the perfect opportunity to build equity with your own finishing touches. With three levels of living space, alley access, and room to update as you go, this property is ideal for first-time buyers, investors, or anyone looking for a project with strong potential. The main floor offers a welcoming flow between the kitchen, dining and living areas. Upstairs there are 3 bedrooms with a full bathroom keeping the private spaces tucked away from the main living areas. The lower level adds valuable flexibility with a second bathroom, laundry, storage and an additional bedroom which could easily server as a guest room, office or hobby space.