



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

9521 89 Avenue
Peace River, Alberta

MLS # A2319768



\$150,000

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:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Affordable North End Duplex ‐ Recently Reduced and Ready for New Owners! Opportunity, value, and potential come together in this well-located duplex in Peace River's desirable North End! Recently reduced in price, this property presents an excellent opportunity for first-time buyers, investors, or anyone looking to build equity by adding their own personal finishing touches. With a motivated seller ready to make a deal, now is the perfect time to take a closer look. The location is hard to beat—just steps from schools and a family-friendly park, a short walk to downtown amenities, and only a block from the scenic river walking trails where you can enjoy the beauty of the Peace River year-round. Inside, you'll find 3 bedrooms and 1.5 bathrooms, along with a full basement that offers the potential for a fourth bedroom, recreation room, home office, or additional living space. Much of the heavy lifting has already been completed, including updated plumbing, new drywall, and finished mudding and taping. The foundation is in place—now it's your chance to bring your vision to life. Choose the flooring, paint colours, and finishing details that suit your style and create a home that's uniquely yours. Outside, the partially fenced backyard provides space for kids, pets, or gardening, while the 14' x 22' detached garage offers plenty of room for parking, storage, or a workshop. Whether you're looking for an affordable place to call home or a promising investment opportunity, this property delivers exceptional value. With the recent price reduction and a motivated seller, this could be the opportunity you've been waiting for. Book your showing today and discover the possibilities!