

**9518 85 Avenue  
Peace River, Alberta**

**MLS # A2182098**



**\$129,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Level, See Remarks		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

This spacious lot offers incredible potential for your dream home. While the existing house is not liveable and will need to be removed, it does come with a 26x26 detached garage. Located in a desireable area within walking distance to downtown, scenic walking trails, schools and more. Build your future here and enjoy the convenience and charm of this prime location.