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9518 85 Avenue  
Peace River, Alberta

MLS # A2182098



\$129,000

|           |                               |        |                   |
|-----------|-------------------------------|--------|-------------------|
| Division: | North End                     |        |                   |
| Type:     | Residential/House             |        |                   |
| Style:    | Bungalow                      |        |                   |
| Size:     | 720 sq.ft.                    | Age:   | 1950 (75 yrs old) |
| Beds:     | 1                             | Baths: | 1                 |
| Garage:   | Double Garage Detached        |        |                   |
| Lot Size: | 0.19 Acre                     |        |                   |
| Lot Feat: | Back Lane, Level, See Remarks |        |                   |

|             |                 |            |     |
|-------------|-----------------|------------|-----|
| Heating:    | Other           | Water:     | -   |
| Floors:     | Other           | Sewer:     | -   |
| Roof:       | Asphalt Shingle | Condo Fee: | -   |
| Basement:   | See Remarks     | LLD:       | -   |
| Exterior:   | Other           | Zoning:    | R1A |
| Foundation: | Other           | Utilities: | -   |
| Features:   | See Remarks     |            |     |

|             |     |
|-------------|-----|
| Inclusions: | 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 desirable 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.