



**GRASSROOTS**  
REALTY GROUP

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9521 89 Avenue  
Peace River, Alberta

MLS # A2222248



**\$169,000**

Division:	North End		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,142 sq.ft.	Age:	1963 (62 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, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Deep freeze

Check out this conveniently located duplex in Peace River's North end. Close to schools but also close enough to walk to work downtown or take advantage of the walking trails all along the river that are only a block away. There is also a great park within walking distance making this a place that families will enjoy. The home itself is a 3 bedroom and 1.5 bathroom space with a full basement that a person could add another bedroom if necessary. This property requires a keen eye and all of the finishing touches making it a project where you can choose the finishes and design features you like. Some work has been done including new plumbing and drywall and the mudding and taping required. You get to choose the colours and style. This property also offers a partially fenced back yard and single detached garage that measure 14x22 feet. Opportunity exists to buy this project and make it your own. Call today!