



**GRASSROOTS**  
REALTY GROUP

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10830 91 Street  
Peace River, Alberta

MLS # A2260187



**\$75,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Affordable opportunity! This 1,000 sq. ft. one-level home is ready for someone with vision and ambition. The property requires some work and updating, making it an excellent choice for a fix-and-flip project, rental investment, or a starter home for those willing to put in the effort. The layout offers a functional base with main floor living, giving you the chance to redesign and update to your personal style. The yard provides additional space for landscaping or future development. If you're looking for a project and the chance to build equity, this property is worth a look. With the right improvements, it has the potential to shine again!