



GRASSROOTS
REALTY GROUP

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9521 89 Avenue
Peace River, Alberta

MLS # A2294287



\$169,000

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 & Opportunity Meets Potential! Welcome to this well-located duplex in Peace River's sought-after North End—an ideal opportunity for first-time buyers, investors, or anyone looking to add their own finishing touches. Situated just steps from schools, a family-friendly park, and only a short walk to downtown, this location also puts you within a block of the scenic river walking trails—perfect for enjoying the outdoors year-round. Inside, the home offers 3 bedrooms and 1.5 bathrooms, along with a full basement that provides the potential to add a fourth bedroom or additional living space to suit your needs. Many of the major updates have already been taken care of, including new plumbing, fresh drywall, and completed mudding and taping—saving you time and effort. With the groundwork complete, this home is ready for your personal vision. Choose your own flooring, paint colours, and finishing details to truly make it your own. Outside, you'll appreciate the partially fenced backyard and a 14x22 detached garage, offering ample room for parking, storage, or a workshop space. Whether you're entering the market or expanding your investment portfolio, this property offers incredible value and endless potential. Don't miss out—schedule your showing today and start bringing your vision to life!