



9909 80 Avenue
Peace River, Alberta

MLS # A2297730



\$239,999

Division:	North End		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,454 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Paved		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Double Vanity, Laminate Counters, Open Floorplan, Storage		

Inclusions: All existing window coverings, 3 sheds-1 with power, planters (barrels), security system equipment

Location, lifestyle, and exceptional value—this home truly has it all! Tucked away at the end of a quiet cul-de-sac, this beautifully maintained property offers the perfect blend of privacy and convenience. Just steps from schools, daycare, the pool, arena, and more, you’ll love how effortlessly this location fits your everyday life. The expansive, fully fenced yard is a standout feature—backing onto peaceful greenspace with no rear neighbors, it offers the privacy and tranquility you’ve been searching for. With scenic hills right in your backyard, outdoor adventures and nature walks are always within reach. Inside, this bright and inviting 1,454 sq ft home is immaculate and truly move-in ready. It features 3 spacious bedrooms plus a versatile den that could easily serve as a fourth bedroom or home office. The large 5-piece bathroom includes both a soaker tub and separate shower, creating a comfortable and functional space for the whole family. Pride of ownership is evident throughout, with numerous updates already completed—including newer flooring, fresh paint, an updated furnace, newer roof, and upgraded and updated appliances and most recently the plumbing has been upgraded to Pex Lines—giving you peace of mind for years to come. Outside, you’ll find three storage sheds, one of which is powered—perfect for a workshop or hobby space. Speaking of power, the home has been set up to run on generator power at the flip of a switch in the event of power loss giving great flexibility and peace of mind. The large paved driveway offers ample parking for multiple vehicles, including RVs. This is the complete package—well cared for, ideally located, and ready for its next owner. Don’t miss your opportunity—book your private showing today and experience everything this

fantastic property has to offer!