



**GRASSROOTS**  
REALTY GROUP

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**10509 89 Street**  
**Peace River, Alberta**

**MLS # A2020726**



**\$45,000**

**Division:** Upper West Peace

**Type:** Residential/House

**Style:** Bungalow

**Size:** 636 sq.ft. **Age:** 1962 (63 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Off Street

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, See Remarks

**Heating:** Forced Air

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R4A

**Utilities:** Electricity

**Inclusions:** As is where is

Opportunity Awaits! While the existing structure on this lot needs to be torn down, there is still plenty of value in this lot. Upper West Peace location, within walking distance of the ski-hill, and a view of Misery Mountain, this lot has plenty of potential. Call for your viewing today.