



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

104, 8530 99 Avenue  
Peace River, Alberta

MLS # A2045229



**\$89,000**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located on the West Hill of Peace River, on the ground floor of the Westridge Condominium is this one bedroom, one bath, 631 sq.ft. condo. The unit is on the back side of the building and faces to the north with views of the Peace River Valley. The condo fees include heat, water, snow removal and grounds maintenance, so you can sit on your patio and enjoy the morning sun and not have to worry about those other chores. Text or call for your appointment to view.