



9518 85 Avenue  
Peace River, Alberta

MLS # A2052802



**\$134,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This north end lot on a quiet street is calling your name to get creative here and take advantage of the large lot with 26x26ft garage. The current home is not habitable and will need to be removed and replaced with something but you do get a large lot that measures 59x142ft and the big garage with back alley access. Located just blocks from the schools, sports facilities and within walking distance of the the downtown core, this location can't be beat. Plus it is only a block or so from the river and the walking trails. Start fresh and build something that suits your needs. Call today to find out more!