



**304, 7802 99 Street  
Peace River, Alberta**

**MLS # A2104170**



**\$39,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

If you are looking for an investment opportunity or a worry free affordable living option here is the ideal property for you. This 2 bedroom unit in Great Northern Place is well maintained and spacious. This East facing unit has its own balcony which is an ideal place to enjoy the morning sun. A large living room, pantry in the kitchen a storage room round out this property. The building has seen new flooring, has secure/remote access and laundry facilities in the building. Rentals are currently in demand so this is a great option either as an investment or a home. Call today for more information or an appointment to view this unit.