



9420 85 Avenue
Peace River, Alberta

MLS # A2109811



\$250,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,130 sq.ft.	Age:	1970 (54 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Cleared, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco	Zoning:	R 1-F
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions: N/A

This North End property could be the perfect place for the right buyer! Previously used as a safety training center and prior to that a church. Zoning is R 1-F which is residential with a number of discretionary uses including a Child Care Facility, Commercial School, Home Occupation or Religious Use Facility. Someone with a creative mind could convert the property to a large open concept home as well. Sitting on 2.5 lots there is room for a large yard or ample parking. Call for details and your appointment to view.