



**10421 89 Street**  
**Peace River, Alberta**

**MLS # A2131495**



**\$139,000**

<b>Division:</b>	Upper West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Close to skiing and hiking, this one level home is ready for new owners. Built in 1945, this 931 sq.ft. home has an eat-in kitchen, 2 bedrooms, a laundry area, bathroom, and living room all on one level so no stairs to navigate. Outside there is a 12' x 20' shed with roll-up door for added storage and Misery Mountain ski hill is just across the street for your outdoor enjoyment. This property would be a great option for first-time buyers, downsizing or perhaps as an investment. Text or call to arrange a viewing.