



9604 96 Street  
Peace River, Alberta

MLS # A2148193



**\$159,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	1935 (89 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Street Lighting		

**Heating:** Mid Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** -

**Exterior:** Log, Vinyl Siding

**Zoning:** CR

**Foundation:** Perimeter Wall, Poured Concrete

**Utilities:** -

**Features:** Storage

**Inclusions:** N/A

Classic little heritage home located just a few steps from the Co-op. This 1.5 storey home was renovated a few years ago and shows great! The original home was of log construction and was updated with siding, updated electrical, plumbing and paint. 2 small bedrooms upstairs and another on the main. Zoned CR so there could be a use as a commercial property as well. Lots of character, call for your appointment to view.