



**GRASSROOTS**  
REALTY GROUP

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9518 85 Avenue  
Peace River, Alberta

MLS # A2182098



**\$129,000**

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1950 (76 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Level, See Remarks		

Heating:	Other	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Other	Zoning:	R1A
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This spacious lot offers incredible potential for your dream home. While the existing house is not liveable and will need to be removed, it does come with a 26x26 detached garage. Located in a desirable area within walking distance to downtown, scenic walking trails, schools and more. Build your future here and enjoy the convenience and charm of this prime location.