7, 8808 96 Street
Peace River, Alberta

MLS # A2263098

$147,000

Division:	North End
Type:	Residential/Five Plus
Style:	2 Storey, Attached-Side by Side

Size:	822 sq.ft.	**Age:**	1972 (54 yrs old)
Beds:	2	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 200
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Siding	**Zoning:**	RESIDENTIAL-MEDIUM DENSIT
Foundation:	Block	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions:	N/A

Discover the perfect blend of comfort, convenience, and value in this charming, move-in-ready townhouse. Ideally located close to everything you need, this bright and inviting home offers just the right amount of space for easy living—whether you're starting out, downsizing, or looking to break free from renting. Step inside to a sunlit main floor where the spacious living and dining areas flow effortlessly into an efficiently designed kitchen, creating an ideal setting for both everyday living and entertaining. Thoughtful touches and a warm, welcoming layout make this home feel instantly comfortable. Throughout the home, you'll find 2 well-sized bedrooms and 2 bathrooms, offering privacy and practicality for busy mornings. The flexible den is a fantastic bonus—perfect for a home office, hobby space, or extra storage to keep your life organized. Outside, the fully fenced yard provides a private retreat complete with a roomy deck—just the right spot for morning coffee, summer barbecues, or unwinding in the fresh air. With an attractive price point and the opportunity to start building your own equity, there has never been a better time to make the move. Don't wait—reach out today to learn more about this fantastic home!