

**9521 89 Avenue  
Peace River, Alberta**

**MLS # A2272576**



**\$169,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Deep freeze

Affordable North End Duplex – A Project with Potential! Here’s your chance to own a conveniently located duplex in Peace River’s desirable North End! Just steps from schools, and close enough to walk downtown for work or enjoy the scenic river walking trails only a block away. A family-friendly park is also within easy walking distance—perfect for kids, pets, or simply enjoying the outdoors. The home itself offers 3 bedrooms and 1.5 bathrooms, plus a full basement with the option to add an additional bedroom if you need the space. While the property does need finishing touches, much of the heavy lifting has already been done for you, including new plumbing, fresh drywall, and completed mudding and taping. Now it’s your turn to bring your vision to life—choose your own paint colours, flooring, and style to truly make this home your own. Outside, you’ll find a partially fenced backyard and a 14x22 detached garage, offering plenty of space for parking and storage. Whether you’re looking for an affordable first home or an investment opportunity, this property is full of potential and waiting for your personal touch. Don’t wait—call today to book a viewing and start imagining the possibilities!