

**9521 89 Avenue
Peace River, Alberta**

MLS # A2272576



\$169,000

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

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