

**8808 96 Street
Peace River, Alberta**

MLS # A2281475



\$175,000

Division:	North End		
Type:	Residential/Other		
Style:	Attached-Side by Side, Townhouse		
Size:	810 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	RC
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This bright and well-maintained two-bedroom townhouse condo is ready for its new owners and is conveniently located close to downtown amenities. The upper level features a spacious primary bedroom with a walk-in closet and a four-piece ensuite, along with a versatile bonus room ideal for a nursery, home office, or reading nook. The main level offers a functional open-concept layout with the kitchen, dining area, and living room—perfect for everyday living and entertaining. Downstairs, the fully developed basement includes a second bedroom, a three-quarter bathroom, and a combined laundry/utility room. Outside, enjoy a small, fenced backyard—ideal for relaxing, gardening, or letting a pet out. This townhouse is a great option for first-time buyers, professionals, or investors looking for a low-maintenance property in a central location. Text or call to arrange a viewing!