



9521 89 Avenue Peace River Alberta

\$150,000

Affordable North End Duplex - Recently Reduced and Ready for New Owners! Opportunity, value, and potential come together in this well-located duplex in Peace River's desirable North End! Recently reduced in price, this property presents an excellent opportunity for first-time buyers, investors, or anyone looking to build equity by adding their own personal finishing touches. With a motivated seller ready to make a deal, now is the perfect time to take a closer look. The location is hard to beat--just steps from schools and a family-friendly park, a short walk to downtown amenities, and only a block from the scenic river walking trails where you can enjoy the beauty of the Peace River year-round. Inside, you'll find 3 bedrooms and 1.5 bathrooms, along with a full basement that offers the potential for a fourth bedroom, recreation room, home office, or additional living space. Much of the heavy lifting has already been completed, including updated plumbing, new drywall, and finished mudding and taping. The foundation is in place--now it's your chance to bring your vision to life. Choose the flooring, paint colours, and finishing details that suit your style and create a home that's uniquely yours. Outside, the partially fenced backyard provides space for kids, pets, or gardening, while the 14' x 22' detached garage offers plenty of room for parking, storage, or a workshop. Whether you're looking for an affordable place to call home or a promising investment opportunity, this property delivers exceptional value. With the recent price reduction and a motivated seller, this could be the opportunity you've been waiting for. Book your showing today and discover the possibilities! (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Bedroom 11.00 Ft x 8.33 Ft

Primary Bedroom 12.08 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.08 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Northern Realty

<https://www.laynegardner.com/>



Royal

LePage

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