



## 8808 96 Street Peace River Alberta

\$175,000

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! (id:6769)

Primary Bedroom 13.42 Ft x 12.17 Ft

Other 7.42 Ft x 6.83 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 7.83 Ft x 6.83 Ft

3pc Bathroom 7.83 Ft x 5.08 Ft

Laundry room 13.50 Ft x 7.83 Ft

Bedroom 12.83 Ft x 9.83 Ft

Kitchen 8.33 Ft x 8.00 Ft

Dining room 10.58 Ft x 8.17 Ft

Living room 13.00 Ft x 12.17 Ft

Listing Presented By:



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