



9517 89 Avenue Peace River Alberta

\$225,000

Inviting you to this well-maintained and fully finished 1,152 sq. ft. duplex, offering a functional layout and excellent value for first-time buyers, young couples, or growing families as well as located to two middle schools and close proximity to a high school. The main floor offers a bright and inviting kitchen with refreshed cabinetry, an adjoining dining area, and a spacious living room that's perfect for everyday living and entertaining. The upper level features three spacious bedrooms and a full 4-piece bathroom, providing comfortable living space for the whole family. A fully finished lower level adds exceptional versatility with an additional bedroom, a 3-piece bathroom, a large recreation room, and laundry area. Outside, you'll appreciate the fully fenced backyard, providing a safe and private space for children, pets, or outdoor gatherings. This home has been well cared for and has benefited from numerous upgrades completed approximately 10 years ago, including the roof, windows, flooring, and paint, giving buyers added peace of mind. Whether you're entering the housing market, downsizing, or looking for an affordable family home, this move-in-ready property is an outstanding opportunity that combines comfort, functionality, and long-term value. (id:6769)

Bedroom 17.00 Ft x 11.00 Ft

3pc Bathroom 11.00 Ft x 8.00 Ft

Recreational, Games room 11.00 Ft x 14.00 Ft

Laundry room 5.00 Ft x 4.00 Ft

Living room 18.00 Ft x 12.00 Ft

Dining room 11.00 Ft x 9.00 Ft

Kitchen 8.00 Ft x 8.00 Ft

Bedroom 12.00 Ft x 9.00 Ft

Bedroom 12.00 Ft x 12.00 Ft

Bedroom 11.00 Ft x 8.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:

Century 21 Town and Country Realty

<http://www.andygauvreau.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.