



# 9521 89 Avenue Peace River Alberta

\$169,000

Affordable North End Duplex - Opportunity Meets Potential! Welcome to this well-located duplex in Peace River's sought-after North End--an ideal opportunity for first-time buyers, investors, or anyone looking to add their own finishing touches. Situated just steps from schools, a family-friendly park, and only a short walk to downtown, this location also puts you within a block of the scenic river walking trails--perfect for enjoying the outdoors year-round. Inside, the home offers 3 bedrooms and 1.5 bathrooms, along with a full basement that provides the potential to add a fourth bedroom or additional living space to suit your needs. Many of the major updates have already been taken care of, including new plumbing, fresh drywall, and completed mudding and taping--saving you time and effort. With the groundwork complete, this home is ready for your personal vision. Choose your own flooring, paint colours, and finishing details to truly make it your own. Outside, you'll appreciate the partially fenced backyard and a 14x22 detached garage, offering ample room for parking, storage, or a workshop space. Whether you're entering the market or expanding your investment portfolio, this property offers incredible value and endless potential. Don't miss out--schedule your showing today and start bringing your vision to life! (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.08 Ft x 11.92 Ft

Bedroom 12.08 Ft x 9.08 Ft

Bedroom 11.00 Ft x 8.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Northern Realty

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



Royal

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