



## 9527 89 Avenue Peace River Alberta

\$188,500

Welcome home to this exceptionally well-maintained duplex-style property, perfectly situated in desirable North End of Peace River. Whether you're raising a family, looking to simplify your lifestyle, or simply appreciate being close to everything, this home offers the ideal combination of comfort, convenience, and value. Leave the car at home and enjoy the incredible walkability this location provides. Schools, parks, scenic river walking trails, and downtown shopping, dining, and workplaces are all just a short stroll away, making everyday life easier and more enjoyable. Step inside and discover a bright, welcoming interior filled with natural light and thoughtfully designed spaces. The main floor serves as the heart of the home, featuring a spacious living room, dining area, and an efficiently designed kitchen that offers plenty of functionality for busy family life. Patio doors off the dining room lead directly to the private back deck, creating a seamless connection between indoor and outdoor living and providing the perfect spot for morning coffee, summer barbecues, or relaxing evenings. Upstairs, you'll find three generous bedrooms and a full bathroom, offering comfortable accommodations for the whole family. The fully finished basement expands your living space even further with a large family room, an additional bedroom, storage room, and utility room--providing flexibility for guests, hobbies, a home office, or a growing family. Outside, the private backyard offers plenty of room to enjoy the outdoors. In addition to the spacious deck, you'll find extra yard space ready for a garden, play area, or your own peaceful retreat surrounded by nature. Lovingly cared for and maintained over the years, this move-in-ready home offers the space, location, and lifestyle you've been searching for. Simply unpack, settle in, and start enjoying everything this wonderful ...

Bedroom 10.58 Ft x 8.00 Ft

Bedroom 11.75 Ft x 10.50 Ft

Primary Bedroom 13.33 Ft x 13.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.33 Ft x 9.67 Ft

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