

# \$169,000 - 9521 89 Avenue, Peace River

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MLS® #A2250752

**\$169,000**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.08 Acres

North End., Peace River, Alberta

Affordable North End Duplex – A Project with Potential! Here’s your chance to own a conveniently located duplex in Peace River’s desirable North End! Just steps from schools, and close enough to walk downtown for work or enjoy the scenic river walking trails only a block away. A family-friendly park is also within easy walking distance—perfect for kids, pets, or simply enjoying the outdoors. The home itself offers 3 bedrooms and 1.5 bathrooms, plus a full basement with the option to add an additional bedroom if you need the space. While the property does need finishing touches, much of the heavy lifting has already been done for you, including new plumbing, fresh drywall, and completed mudding and taping. Now it’s your turn to bring your vision to life—choose your own paint colours, flooring, and style to truly make this home your own. Outside, you’ll find a partially fenced backyard and a 14x22 detached garage, offering plenty of space for parking and storage. Whether you’re looking for an affordable first home or an investment opportunity, this property is full of potential and waiting for your personal touch. Don’t wait—call today to book a viewing and start imagining the possibilities!

Built in 1963

## Essential Information



MLS® #	A2250752
Price	\$169,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,142
Acres	0.08
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9521 89 Avenue
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G7

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Membrane

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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