

# \$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 | 52                |
| Zoning         | R-2               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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