

# \$109,000 - 9518 85 Avenue, Peace River

---

MLS® #A2182098

## \$109,000

1 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.19 Acres

North End., Peace River, Alberta

This spacious lot offers incredible potential for your dream home. While the existing house is not liveable and will need to be removed, it does come with a 26x26 detached garage. Located in a desirable area within walking distance to downtown, scenic walking trails, schools and more. Build your future here and enjoy the convenience and charm of this prime location.



Built in 1950

## Essential Information

MLS® #	A2182098
Price	\$109,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.19
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9518 85 Avenue
Subdivision	North End.
City	Peace River

County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1G3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Other
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Level, See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Other

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	165
Zoning	R1A

### **Listing Details**

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.