

# \$238,000 - 8005a 99 Street, Peace River

MLS® #A2196242

**\$238,000**

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.09 Acres

North End., Peace River, Alberta

Affordable and Well-Located Home – Ideal Investment Opportunity! Looking for a great home in a prime location? This charming three bed, two bath property is the perfect opportunity for first-time buyers, downsizers, or savvy investors. Located in Peace River's North End, this home is close to schools, pool, Baytex Energy Center and so much more making it a desirable spot for both residents and renters alike. Key features include a spacious and functional layout. Bright living areas provide you with plenty of natural light from the big windows and patio door taking you to the front deck. The kitchen is roomy with lots of cupboards and the upstairs living room and dining room are directly adjacent. There are updated bathrooms, move-in ready with modern touches! The basement is also fully finished giving you so much more living space with a large family room, laundry/storage room and another flex space that you can use as you see fit. Enjoy the low-maintenance and private yard – great outdoor space without the hassle. Whether you are looking for a place to call home or a property to generate rental income, this home checks all of the boxes. Don't miss out-schedule a viewing today!

Built in 1977

## Essential Information

MLS® #

A2196242



Price	\$238,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	8005a 99 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1A8

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street

### Interior

Interior Features	See Remarks, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	84
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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