



**GRASSROOTS**  
REALTY GROUP

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10421 89 Street  
Peace River, Alberta

MLS # A2254774



**\$150,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Upper West Peace                                                           |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 931 sq.ft.                                                                 | Age:   | 1945 (81 yrs old) |
| Beds:     | 2                                                                          | Baths: | 1                 |
| Garage:   | Off Street                                                                 |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot |        |                   |

|             |                            |
|-------------|----------------------------|
| Heating:    | Floor Furnace, Natural Gas |
| Floors:     | Laminate, Linoleum         |
| Roof:       | Metal                      |
| Basement:   | None                       |
| Exterior:   | Vinyl Siding, Wood Frame   |
| Foundation: | Other                      |
| Features:   | See Remarks                |

|            |                                              |
|------------|----------------------------------------------|
| Water:     | Public                                       |
| Sewer:     | Public Sewer                                 |
| Condo Fee: | -                                            |
| LLD:       | -                                            |
| Zoning:    | R2                                           |
| Utilities: | Electricity Connected, Natural Gas Connected |

Inclusions: N/A

Close to skiing and hiking, this one level home is ready for new owners. Built in 1945, this 931 sq.ft. home has an eat-in kitchen, 2 bedrooms, a laundry area, bathroom, and living room all on one level so no stairs to navigate. Outside there is a 12' x 20' shed with roll-up door for added storage and Misery Mountain ski hill is just across the street for your outdoor enjoyment. This property would be a great option for first-time buyers, downsizing or perhaps as an investment. Text or call to arrange a viewing.