



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10417 89 Street
Peace River, Alberta

MLS # A2312025



\$585,000

Division:	Upper West Peace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,525 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Side By Side		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding

Foundation: ICF Block

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

This spacious duplex is perfect for buyers looking for a multi-generational home, looking for an investment opportunity, or wanting to live on one side and rent out the other. Each unit has three bedrooms, three and half bathrooms, finished basement and its own back yard with a shed. This is a newer build with nice finishes. There are 17 years left on the shingle warranty. Book your showing today!!