



780-832-0996  
derek.estabrook@outlook.com

9604 96 Street  
Peace River, Alberta

MLS # A2148193



**\$159,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Downtown                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 1 and Half Storey                            |               |                   |
| <b>Size:</b>     | 927 sq.ft.                                   | <b>Age:</b>   | 1935 (89 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Street Lighting |               |                   |

**Heating:** Mid Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** -

**Exterior:** Log, Vinyl Siding

**Zoning:** CR

**Foundation:** Perimeter Wall, Poured Concrete

**Utilities:** -

**Features:** Storage

**Inclusions:** N/A

Classic little heritage home located just a few steps from the Co-op. This 1.5 storey home was renovated a few years ago and shows great! The original home was of log construction and was updated with siding, updated electrical, plumbing and paint. 2 small bedrooms upstairs and another on the main. Zoned CR so there could be a use as a commercial property as well. Lots of character, call for your appointment to view.