



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

7, 8808 96 Street  
Peace River, Alberta

MLS # A2150669

**\$170,000**



<b>Division:</b>	North End		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Great location at an affordable price!! and a perfect size that makes this move in ready townhouse a fantastic option for any buyer but especially a first home buyer or a young couple. The home features 2 bedrooms, 2 bathrooms, a convenient den, a fenced yard with a new deck and a little gazebo. This home has been cared for and well maintained - this is a home that requires no work. Located on the north end of town across the road from two middle and high schools, close proximity to the river and walking path. AT this price point you have a home to call your own and will be a great alternative to renting!!! The Sign is up!!! Call today so you don't miss out on this golden opportunity!!!