



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

**A1, 9503 88 Avenue  
Peace River, Alberta**

**MLS # A2176735**



**\$67,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | North End                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 544 sq.ft.                         | <b>Age:</b>   | 1963 (61 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                  |
|--------------------|---|-------------------|------------------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -                |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -                |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | \$ 331           |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -                |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-medium density |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows |                   |                  |

**Inclusions:** N/A

Parkview Court - This one bedroom, one bathroom condo is located on the North End of town close to the river. Close to schools, walking and biking paths, park, playground, Baytex Centre and swimming pool. These units are pet friendly, with restrictions. There is assigned parking. Each unit includes its own stacked washer & dryer. The condo fees are reasonable and include many amenities. It is an affordable alternative when purchasing a home for yourself or as an easy-to-rent investment property. This condo unit has a sitting tenant in place who is willing to carry on a lease. This unit comes furnished with a modern sectional couch, TV, TV stand, coffee table, Double bed, kitchen island & 2 chairs. If you are looking for a stress free lifestyle with low condo fees...this may be just what you are looking for!