

# \$45,000 - 10509 89 Street, Peace River

MLS® #A2020726

## \$45,000

1 Bedroom, 1.00 Bathroom, 636 sqft

Residential on 0.14 Acres

Upper West Peace, Peace River, Alberta

Opportunity Awaits! While the existing structure on this lot needs to be torn down, there is still plenty of value in this lot. Upper West Peace location, within walking distance of the ski-hill, and a view of Misery Mountain, this lot has plenty of potential. Call for your viewing today.

Built in 1962

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2020726    |
| Price          | \$45,000    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 636         |
| Acres          | 0.14        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10509 89 Street        |
| Subdivision | Upper West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |



|             |         |
|-------------|---------|
| Postal Code | T8S 1N9 |
|-------------|---------|

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|            |                   |
|------------|-------------------|
| Appliances | None, See Remarks |
|------------|-------------------|

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|          |      |
|----------|------|
| Basement | None |
|----------|------|

### **Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                        |
|-----------------|------------------------|
| Lot Description | Back Lane, See Remarks |
|-----------------|------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
|--------------|--------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 23rd, 2023 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 923 |
|----------------|-----|

|        |     |
|--------|-----|
| Zoning | R4A |
|--------|-----|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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