

# \$90,000 - #4, 11019 99 Street, Peace River

MLS® #A2221454

**\$90,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

South End, Peace River, Alberta

This is a unique opportunity for you to buy this whole condo complex, consisting of 4 townhouse style units located on a quiet street in Peace River's south end. The seller requires that all four units must be sold together and not individually. This 1.03 acre property offers stunning river views as this property is located across the street directly along the river. There are 2 buildings with 2 units in each building. All four units feature 3 bedrooms and 1 bathroom each and are two storey units plus each one has an unfinished basement. Original hardwood floors are in most of the units and there have been some upgrades to some of the units including paint, flooring and some new windows. Buy this property and live in one and rent out the other 3, rent them all out or look at different redevelopment options and take advantage of building something great on one of the last large lots along the river offering spectacular views. Lots of options available to you but only enough here for one buyer! Come check it out! Price is per unit. Four units in total that must be sold together.

Built in 1959

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2221454 |
| Price     | \$90,000 |
| Bedrooms  | 3        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #4, 11019 99 Street    |
| Subdivision | South End              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1L7                |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
| Parking   | None |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Laminate Counters, Storage |
| Appliances        | None                       |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | None                       |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance                       |
| Lot Description   | Front Yard, Lawn, No Neighbours Behind |
| Roof              | Asphalt                                |
| Construction      | Other                                  |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 31             |

Zoning                      DC

**Listing Details**

Listing Office              RE/MAX Northern Realty

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