

# \$229,000 - 9618 95 Avenue, Peace River

MLS® #A2233303

**\$229,000**

3 Bedroom, 2.00 Bathroom, 730 sqft  
Residential on 0.09 Acres

Downtown., Peace River, Alberta

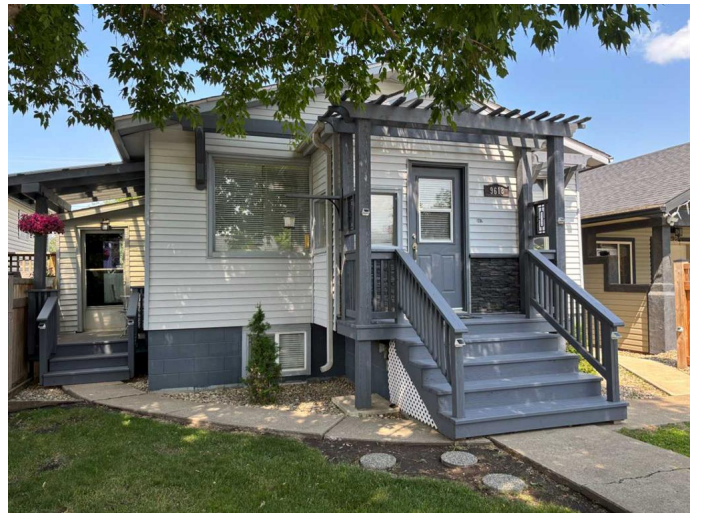
Very well maintained gem of a home located within a short walk to the Co-op and downtown. With 2 bedrooms on the main floor and another in the finished basement and two bathrooms this could be a fantastic starter. The home has had recent updates including new shingles and also some of the windows and flooring as well. Nicely landscaped and fully fenced yard. You really have to see this home to see what it has to offer. Nothing left to do but move in and enjoy. Call for your appointment to view.

Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233303    |
| Price          | \$229,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 730         |
| Acres          | 0.09        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 9618 95 Avenue         |
| Subdivision | Downtown.              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1H9                |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 3                        |
| Parking        | Alley Access, Off Street |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage     |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                     |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding                                              |
| Foundation        | Block                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 63              |
| Zoning         | Mixed com/res   |

### **Listing Details**

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

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