

**9410 98 Street**  
**Peace River, Alberta**

**MLS # A2259017**



**\$155,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Mixed Comm/Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Affordable, move-in ready, and right in the heart of downtown Peace River—this charming 1.5 storey home puts you just steps away from everything you need. With a grocery store around the corner, plus restaurants, shops, and professional services within walking distance, you’ll love the convenience of living close to where you work and play. Inside, this character home offers 2 bedrooms, 1 bathroom, and a full upper loft area that provides extra space for a home office, hobby room, or cozy retreat. The large living room is bright and welcoming, while the eat-in kitchen features plenty of cupboards and counter space, making it both functional and inviting. Outside, you’ll find a private tiered yard perfect for relaxing or gardening, along with a single detached garage and ample parking. Whether you’re a first-time buyer, investor, or simply looking to downsize without giving up convenience, this home is a fantastic opportunity to enjoy affordable living in a prime location.