

**9913 80 Avenue
 Peace River, Alberta**
MLS # A2242125
\$129,900


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| Division: | North End | |
| Type: | Residential/Manufactured House | |
| Style: | Mobile Home-Single Wide | |
| Size: | 1,488 sq.ft. | Age: 1981 (45 yrs old) |
| Beds: | 3 | Baths: 1 full / 1 half |
| Garage: | Parking Pad | |
| Lot Size: | 0.14 Acre | |
| Lot Feat: | Back Yard, Interior Lot, Lawn, Level, No Neighbours Behind | |

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|--------------------|-----------------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R MH Sub |
| Foundation: | Block, Wood | Utilities: | - |
| Features: | Open Floorplan, Separate Entrance | | |
| Inclusions: | NA | | |

Very attractive initial listing price for this mobile home on its own lot - one of the few available in the town that offers a good value for a home and lot. This is a 1981 mobile home with 3 bedrooms and possibly a 4th if the addition is used for that. Just under 1500 sq ft the home has an open floor plan, 3 bedrooms, 2 bathrooms, a unheated entry about 8 X 6 that is great to use to get out of the elements, a covered porch area currently with a hot tub but hasn't been used in awhile and a side deck off the patio doors and a large fenced yard. There will be some things that can be done over time but the home is pretty much ready for you to move into. This is a great option to renting and probably much more affordable. The sign is up!!! Call today!