

# \$589,000 - 10417 9 Street, Peace River

MLS® #A2235420

**\$589,000**

0 Bedroom, 0.00 Bathroom, 1,260 sqft

Multi-Family on 0.00 Acres

Upper West Peace, Peace River, Alberta

Great investment opportunity for an investor portfolio or if you are thinking to begin investing you can live in one side and have a tenant in the other unit paying a large portion of the cost. Each unit has separate utilities and are paid by the tenant leaving property taxes, building insurance and maintenance items for the owner and with high efficiency appliances the maintenance will be minor plus the tenant has the benefit of newer high efficient fixtures to keep the utility costs lower. This is a newer build so the maintenance at least for the next few years should be minimal. Each unit has 3 bedrooms upstairs with a 4 piece main bath and a 4 piece en suite as well on the main level there is a 2 piece bathroom plus the lower level has a 3 piece bathroom and can be either a 4th bedroom or a recreation/games room. Currently gross income is about \$37,000 which offsets the mortgage costs substantially. If you are in the market for a property like this - call today

Built in 2008

## Essential Information

MLS® #	A2235420
Price	\$589,000
Bathrooms	0.00
Square Footage	1,260
Acres	0.00
Year Built	2008



Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

### Community Information

Address	10417 9 Street
Subdivision	Upper West Peace
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1N9

### Amenities

Parking Spaces	2
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### Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	High Efficiency, Forced Air, Natural Gas
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Asphalt Shingle
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### Additional Information

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R2

### Listing Details

Listing Office	Century 21 Town and Country Realty
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