

# \$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 |
|----------------|---|

### 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 |
|------|-----------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 103             |
| Zoning         | R2              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.