

# \$195,000 - 11311 91 Street, Peace River

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MLS® #A2190018

## \$195,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.09 Acres

Lower West Peace, Peace River, Alberta

This 1316 sq ft duplex is ready for you to move into... or could be perfect for the investor. Great layout greets you with a comfortable entry and open plan. Main floor offers a large stylish kitchen with island, plus a convenient powder room. The living room features a huge window, making the natural scenic backyard your focal point. Featured on this level is a lovely flex room opening to the top balcony; making for a lovely sunroom or sunny office space or playroom. The lower level offers 3 bedrooms, a 4 pc bathroom, laundry and access to the back deck. Let this little piece of real estate work for you as a landlord or just as a great family home.

Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2190018               |
| Price          | \$195,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,316                  |
| Acres          | 0.09                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11311 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1S6                |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Phone Available, Electricity Available, Natural Gas Available |
| Parking Spaces | 2                                                             |
| Parking        | Driveway, Parking Pad, Gravel Driveway                        |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, None                                                            |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Landscaped, No Neighbours Behind, Cul-De-Sac |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 88                 |
| Zoning         | R2                 |

## Listing Details

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

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