# \$195,000 - 11304 91 Street, Peace River

MLS® #A2190095

#### \$195,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft Residential on 0.09 Acres

Lower West Peace, Peace River, Alberta

Ready and waiting for you to move into....or ready and waiting for an Investor to take on the current tenants. The layout is full of character and unique features. The comfortably sized entry is welcoming and open. Main floor offers a generous stylish kitchen with island, plus a convenient 2 pc bathroom. The living room features a huge window, making the natural scenic backyard Featured on this level your room focal point, is a lovely flex room opening to the top balcony; making for a lovely sunroom or sunny office space or playroom. The lower level has 3 bedrooms, full bathroom, laundry and access to the back deck. Both the decks and parking area have been upgraded. The location is just steps away from a playground, tennis court and ball diamond. Let this little piece of real estate work for you, either as a landlord or just as a great family home.



#### Built in 2008

#### **Essential Information**

MLS® # A2190095 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 Side by Side, 2 Storey

Status Active

## **Community Information**

Address 11304 91 Street

Subdivision Lower West Peace

City Peace River

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S 1S6

#### **Amenities**

Utilities Electricity Available, Natural

Parking Spaces 2

Parking Driveway, Parking Pad, Grav

#### Interior

Interior Features Pantry, Open Floorplan

Appliances Dishwasher, Electric Stove

Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Private Entrance, Private Yar

Lot Description Cul-De-Sac, Landscaped, No

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 24th, 2025

Days on Market 284

Zoning R2

### **Listing Details**





