

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

MLS® #A2190018

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.09 Acres

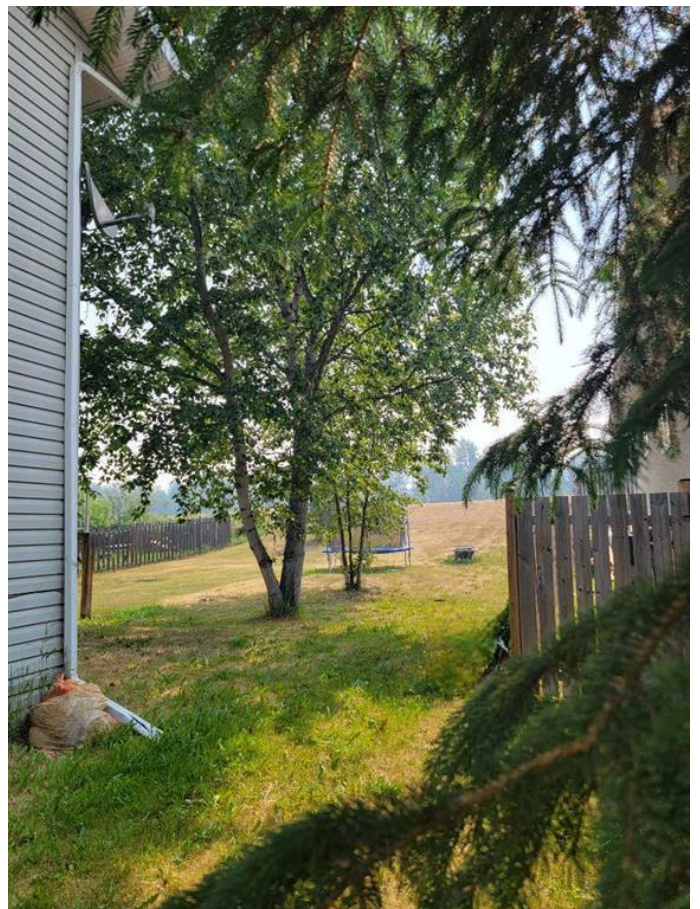
Lower West Peace, Peace River, Alberta

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. Both the deck and parking area have been upgraded. 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	Side by Side, 2 Storey
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	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Driveway, Gravel Driveway, Parking Pad

### 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	Cul-De-Sac, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 24th, 2025
Days on Market	193
Zoning	R2

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.