

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

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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 your room 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 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 Gas |
| Parking Spaces | 2                                  |
| Parking        | Driveway, Parking Pad, Gravel      |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Open Floorplan                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Freezer, Range Hood, Sinks, Countertops, Cabinetry, Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Basement          | None                                                                                                               |

**Exterior**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 284                |
| Zoning         | R2                 |

**Listing Details**



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