

# \$419,900 - 10722 91 Street, Peace River

MLS® #A2253074

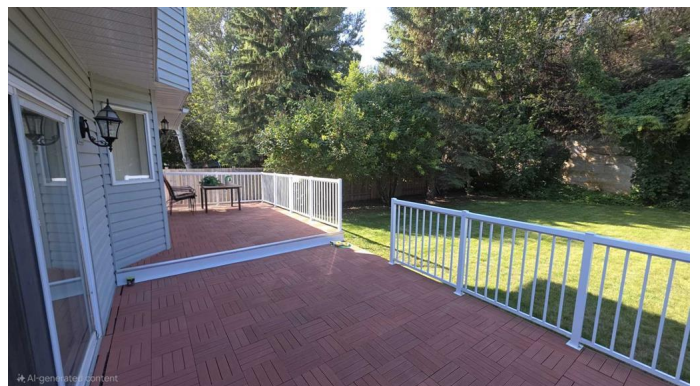
**\$419,900**

3 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.14 Acres

Lower West Peace, Peace River, Alberta

An impressive 2290+ sq ft offering 3 bedrooms on the upper level, 4 bathrooms located conveniently throughout the home which as well includes a fully finished lower level. The main floor features a 2-piece bath, a spacious kitchen/dining area with an island, patio door access to the large deck and a tile floor, a formal dining room, and two living room areas all with exquisite hardwood floors additionally one of the living areas is complete with a cozy wood-burning fireplace. The fully finished lower level adds to the living space with a hobby room, an exercise room, a dedicated office plus a large recreational area. A 3-piece bathroom is conveniently located on this level. The home also boasts a large private backyard with a sizable deck, perfect for outdoor entertaining. Some other hi-lights include In-floor heating in the basement, forced air heating for the upper floor and air conditioning for the hot days of summer. The double-car garage provides parking for two vehicles, the driveway pad is capable of holding an additional 4 vehicles and the overall feeling of comfort and privacy exude from this home. The sign is up and the home awaits its future owners!! Call today!!



Built in 1989

## Essential Information

MLS® #

A2253074

|                |                   |
|----------------|-------------------|
| Price          | \$419,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,296             |
| Acres          | 0.14              |
| Year Built     | 1989              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10722 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S1R1                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage                          |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas, Mid Efficiency     |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Wood Burning                                                     |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
|-------------------|---------------------------------|

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof            | Asphalt Shingle                                                   |
| Construction    | Wood Frame                                                        |
| Foundation      | Poured Concrete                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 67                |
| Zoning         | R                 |

**Listing Details**

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

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