

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

MLS® #A2190095

## \$195,000

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

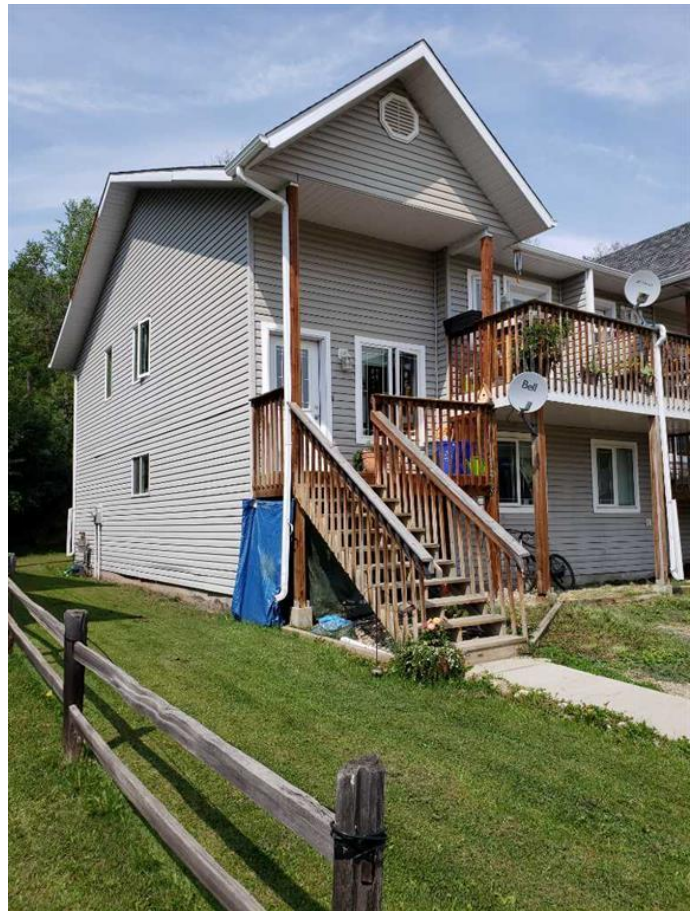
Lower West Peace, Peace River, Alberta

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 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 2 Storey, Side by Side  
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, Gravel Driveway, Paved

### Interior

Interior Features Open Floorplan, Pantry  
Appliances Dishwasher, Dryer, Electric Range  
Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Basement None

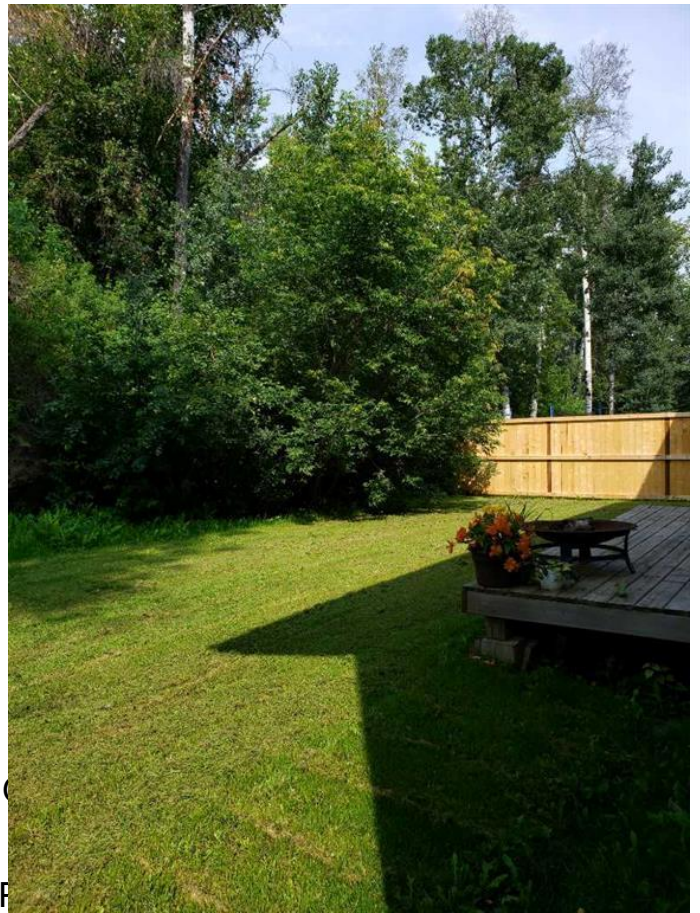
### Exterior

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 176  
Zoning R2

### Listing Details



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