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11242 91 Street  
Peace River, Alberta

MLS # A2130222



**\$140,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Downsizing, first time buyer, or looking to invest??? Then, perhaps this older 836 sq. ft. two bedrooms, one bathroom home on a huge lot in Lower West Peace is the right one for you. Featuring a large eat-in kitchen, a living room, 2 good-sized bedrooms and a spacious bathroom with a washer and dryer, so no stairs to navigate! There is a partial basement that is unfinished and contains the furnace and hot water tank. Outside, the extensive garden areas, including some fruit trees and shrubs will be sure to satisfy the greenest of thumbs! A garden shed completes your storage needs. Text or call to arrange a viewing.