

**11321 & 11323 91 Street
Peace River, Alberta**

MLS # A2173094



\$650,000

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	3,148 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: none

First Time Offered Duplex! This is a rare opportunity to buy a delightful duplex that was built in 2015. Offering 3 bedrooms on each side and den. With laundry room on the upper floor. The main floor offers an eat in kitchen with island large living room and as well as an attached single garage. Also lots of storage in the crawl space. Outside is a private deck and treed areas on both sides as well as the back. This Duplex is located at the end of a cul-de-sack. Great investment Rent out one side and live in the other. Start your Investment! Duplex your possibilities today!!!