

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

**MLS # A2173094**



**\$650,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	3,148 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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!!!