

11304 91 Street  
Peace River, Alberta

MLS # A2190095



**\$206,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** Electricity, Natural Gas, Phone

**Features:** Open Floorplan, Pantry

**Inclusions:** N/A

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. The location is just steps away from a playground, tennis court and ball diamonds. Let this little piece of real estate work for you, either as a landlord or just as a great family home.