



11312 91 Street
Peace River, Alberta

MLS # A2249212



\$199,000

Division: Lower West Peace

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,316 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Driveway, Gravel Driveway, Parking Pad

Lot Size: 0.09 Acre

Lot Feat: 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: Finished, 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 the 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 kitchen with island, 2 pc bathroom and a spacious living/family space looking onto the scenic, one-of-a-kind back yard. Also on this level is a bonus room/sunroom opening to the top balcony. Downstairs 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.