

11306 91 Street
Peace River, Alberta

MLS # A2249216



\$199,000

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2008 (17 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		
Floors:	Carpet, Laminate, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Finished, None		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Open Floorplan, Pantry		
Water:	Public		
Sewer:	Sewer		
Condo Fee:	-		
LLD:	-		
Zoning:	R2		
Utilities:	Electricity, Natural Gas, Phone		

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 kitchen with island, 2 pc bathroom and 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, 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. Also, note: Four of these units can be purchased as a package under MLS #A2024794