

**10825 91 Street**  
**Peace River, Alberta**

**MLS # A2252815**



**\$189,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower West Peace                                                           |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                            |               |                   |
| <b>Size:</b>     | 970 sq.ft.                                                                 | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                                                                 |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv |               |                   |

|                    |                            |                   |             |
|--------------------|----------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Laminate, Linoleum         | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Stucco, Wood Frame         | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Laminate Counters, Storage |                   |             |

**Inclusions:** N/A

Bright, Fresh & Move-In Ready! If you're looking for affordable living without compromise, this half-duplex in Lower West Peace checks all the boxes. Clean, updated, and welcoming, it offers 3 bedrooms and 1 full bathroom on the main floor, along with a partially finished basement that includes a half bath, large family room, and the flexibility to add one—or even two—extra bedrooms if needed. The home has been thoughtfully updated with a renovated kitchen and refreshed bathroom, while large windows throughout fill the space with warm natural light. Accessibility has been kept in mind—laundry has been conveniently relocated to one of the main floor bedrooms, though it could easily be returned to the basement to maximize bedroom space. Step outside and enjoy a private, treed backyard with back-alley access to your parking pad. The lot is nicely landscaped, manageable, and perfect for relaxing without the upkeep of a large yard. Nestled in a quiet, family-friendly neighborhood, this property offers peace of mind and excellent value. With its versatility, updates, and inviting feel, this home is priced to sell and ready for its next owner. Don't wait—make it yours today!