

10722 91 Street
Peace River, Alberta
MLS # A2253074

\$419,900

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| Division: | Lower West Peace | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,296 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting | | |

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|--------------------|--|-------------------|---|
| Heating: | In Floor, Mid Efficiency, Forced Air, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Storage | | |

Inclusions: 2nd Fridge Shed

An impressive 2290+ sq ft offering 3 bedrooms on the upper level, 4 bathrooms located conveniently throughout the home which as well includes a fully finished lower level. The main floor features a 2-piece bath, a spacious kitchen/dining area with an island, patio door access to the large deck and a tile floor, a formal dining room, and two living room areas all with exquisite hardwood floors additionally one of the living areas is complete with a cozy wood-burning fireplace. The fully finished lower level adds to the living space with a hobby room, an exercise room, a dedicated office plus a large recreational area. A 3-piece bathroom is conveniently located on this level. The home also boasts a large private backyard with a sizable deck, perfect for outdoor entertaining. Some other hi-lights include In-floor heating in the basement, forced air heating for the upper floor and air conditioning for the hot days of summer. The double-car garage provides parking for two vehicles, the driveway pad is capable of holding an additional 4 vehicles and the overall feeling of comfort and privacy exude from this home. The sign is up and the home awaits its future owners!! Call today!!