

**10617 91 Street**  
**Peace River, Alberta**
**MLS # A2260831**

**\$185,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower West Peace                |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 893 sq.ft.                      | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | See Remarks                     |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <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>   | Finished, Full          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks             | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Wood                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** N/A

This well maintained duplex offers a fantastic opportunity for investors or homeowners looking to offset their mortgage by renting out one level. This property features 5 bedrooms and 2 bathrooms, with a separate kitchen located on the lower level. Enjoy relaxing or entertaining on the inviting front deck which leads to a fully fenced yard, providing a perfect space for outdoor gatherings and privacy. Updates include shingles, furnace, water heater, finished deck, basement remodel and asphalt driveway all within the last 6 years. Located in Lower West Peace, you're just steps away from parks, tennis courts, and scenic walking trails. Whether you're looking for a solid rental investment or a comfortable home with income potential, this duplex offers versatility, comfort, and a great location.