

# \$599,000 - 11905 91 Street, Peace River

MLS® #A2164987

**\$599,000**

4 Bedroom, 3.00 Bathroom, 3,455 sqft

Residential on 1.04 Acres

Rosedale., Peace River, Alberta

Distinctive and Different...Behind the white fence and down the Private Driveway you can see the yard full of trees, hedges and you will find this Beautiful four bedroom, 3 bath custom home. From the butler's pantry to the updated kitchen you will be right at home and ready to entertain in the extra large living room c/w vaulted ceilings, gas fireplace and natural light from the large windows. The primary bedroom offers a large ensuite with a corner jet tub, large shower and walk in closet. The primary bedroom is located on the main floor as well as one other bedroom. Moving upstairs you will find two more bedrooms, large study/Rec. Room and a bathroom. Moving outside there is gardens everywhere a fire pit just ready for the fall evening bond fires. You can enjoy the sound of the river from the backyard morning or night. This is a home that has so much to offer and needs to be viewed to be appreciated. So call today to book your Private Viewing.

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2164987  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 3,455     |



|            |             |
|------------|-------------|
| Acres      | 1.04        |
| Year Built | 1985        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11905 91 Street        |
| Subdivision | Rosedale.              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1Y3                |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 10   |
| Parking        | Double Garage Attached, Double Garage Detached, Gravel Driveway, Interlocking Driveway |
| # of Garages   | 4  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, High Ceilings, Pantry, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings, Ceiling Fan(s), French Door, Wood Windows, Jetted Tub, Natural Woodwork |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Crawl Space, Partial, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage, Fire Pit   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, No Neighbours Behind, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle   |

|              |  |
|--------------|--|
| Construction | Stucco, Wood Frame, Cedar, Masonite, Wood Siding |
| Foundation   | Poured Concrete                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2024 |
| Days on Market | 220                  |
| Zoning         | R1                   |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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