

# \$195,000 - 11311 91 Street, Peace River

MLS® #A2190018

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 0.09 Acres

Lower West Peace, Peace River, Alberta

This 1316 sq ft duplex is ready for you to move into... or could be perfect for the investor. Great layout greets you with a comfortable entry and open plan. Main floor offers a large stylish kitchen with island, plus a convenient powder room. The living room features a huge window, making the natural scenic backyard your focal point. Featured on this level is a lovely flex room opening to the top balcony; making for a lovely sunroom or sunny office space or playroom. The lower level offers 3 bedrooms, a 4 pc bathroom, laundry and access to the back deck. Let this little piece of real estate work for you as a landlord or just as a great family home.

Built in 2008



## Essential Information

MLS® #	A2190018
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 11311 91 Street  
Subdivision Lower West Peace  
City Peace River  
County Peace No. 135, M.D. of  
Province Alberta  
Postal Code T8S 1S6

### Amenities

Utilities Phone Available, Electricity Available, Natural Gas Available  
Parking Spaces 2  
Parking Driveway, Parking Pad, Gravel Driveway

### Interior

Interior Features Open Floorplan, Pantry  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, None

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Landscaped, No Neighbours Behind, Cul-De-Sac  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 24th, 2025  
Days on Market 88  
Zoning R2

### Listing Details

Listing Office Royal LePage Valley Realty

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