

# \$285,000 - 11313 91 Street, Peace River

MLS® #A2046196

## \$285,000

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.09 Acres

Lower West Peace, Peace River, Alberta

This beautiful DUPLEX in the desirable Lower West Peace is sitting on 1051 square feet with a fully finished basement and a single car garage . Walking into the home you have access from the entry into the garage as well as a closet area. Headed upstairs you have large living room with tons of open space flowing into the dining and kitchen. The kitchen has tons on cupboard space and a pantry as well with great sightlines into the dining room great for entertaining. Down the hall you will have a 4 piece bathroom and 2 bedrooms. The master bedroom has a 3 piece ensuite and garden door going out onto the extra large deck for a added bonus! Headed downstairs you will come up on a built in computer desk and beside that another large bedroom. Also downstairs is perfect for entertaining and watching the game with large tv area with built in bar as well. To top it all off downstairs you have a laundry and utility room. The back yard has good privacy and is fully fenced with access to the top deck and a walkway from the deck out off the backside of the property. This home is a beauty and is ready for you!!! Call to view today!!

Built in 1995

## Essential Information

MLS® # A2046196

Price \$285,000



|                |                                 |
|----------------|---------------------------------|
| Sold Price     | \$275,000                       |
| Bedrooms       | 4                               |
| Bathrooms      | 2.00                            |
| Full Baths     | 2                               |
| Square Footage | 1,051                           |
| Acres          | 0.09                            |
| Year Built     | 1995                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | 1 and Half Storey, Side by Side |
| Status         | Sold                            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11313 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1P6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 5th, 2023   |
| Date Sold      | April 6th, 2024 |
| Days on Market | 337             |
| Zoning         | RES- Two Family |
| HOA Fees       | 0.00            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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