

# \$430,000 - 13002 91 Street, Peace River

MLS® #A2100279

**\$430,000**

6 Bedroom, 3.00 Bathroom, 1,654 sqft

Residential on 0.23 Acres

Shaftesbury Estates, Peace River, Alberta

This spacious, family friendly home located in Shaftesbury Estates offers carefree living and a huge backyard with no neighbors behind. Light and bright and full of tasteful design and finishes, this home welcomes you in. The spacious main living room offers great natural light and is complemented by a cozy gas fireplace. The eat-in kitchen offers plenty of room to prep and cupboard space to store. There is a conveniently located office just off the kitchen that could also serve as a 6th bedroom if you require. Up a few stairs and separated from the main living spaces you will find three roomy bedrooms and two bathrooms. The primary suite offers a 4 piece ensuite with tiled tub/shower and a large walk-in closet. The fully finished basement offers a media room with another gas fireplace, the roomy laundry and two more bedrooms-one currently set up as a home gym. Storage and access to the large garage are also here. There are garden doors off the kitchen taking you to the deck and concrete pad which would be a great place to BBQ, have dinner and maybe even place a hot tub. The private yard has room for all and is fully fenced and even offers a nice firepit area with stamped concrete surround. Little extras like air conditioning make this special home that much more inviting. Your own little piece of paradise exists in this move-in ready home. Schedule your private viewing today!

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2100279          |
| Price          | \$430,000         |
| Sold Price     | \$410,000         |
| Bedrooms       | 6                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,654             |
| Acres          | 0.23              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13002 91 Street        |
| Subdivision | Shaftesbury Estates    |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1X1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                          |
| Fireplaces        | Family Room, Gas, Living Room                                                                                              |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                                         |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Pie Shaped Lot, Private, Treed, Views |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Cement Fiber Board, Wood Frame                                                                                          |
| Foundation        | ICF Block                                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2024 |
| Date Sold      | August 28th, 2024 |
| Days on Market | 233               |
| Zoning         | R1-A              |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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