

\$383,000 - 11217 91 St, Peace River

MLS® #A2173286

\$383,000

6 Bedroom, 3.00 Bathroom, 1,229 sqft
Residential on 0.13 Acres

Lower West Peace, Peace River, Alberta

Welcome to your dream home! This beautifully designed 6-bedroom, 3-bathroom residence offers an open-concept layout that is perfect for both entertaining and everyday living. As you step inside, you are greeted by a large kitchen featuring a generous island, ideal for meal prep and casual dining. The open area is wired for Sonos music, creating the perfect ambiance for gatherings with family and friends. The primary bedroom is conveniently located on the main floor, complete with a spacious closet and a luxurious 3-piece ensuite bathroom. Two additional bedrooms and a well-appointed bathroom on the main floor provide ample space for family or guests. Descend to the lower level, where you will find another expansive living space adorned with elegant wainscoting and custom cabinetry surrounding a cozy gas fireplace. This area is also wired for surround sound and boasts tall ceilings, enhancing the overall sense of space and comfort. The lower level includes a 3-piece bathroom and three additional bedrooms, one of which is plumbed for water, making it a versatile option for a salon or home office. Step outside to the fully fenced backyard, where you will discover a 12 x 20 shed with a garage door, providing extra storage or workspace. The home is also wired for a hot tub, perfect for relaxation and enjoyment. With 7-year-old shingles, this property is not only beautiful but also well-maintained. Located near a park and tennis court, this home offers convenient



access to outdoor activities and recreational opportunities. Don't miss the opportunity to make this exceptional home yours. Schedule a viewing today and experience the perfect blend of comfort, style, and functionality!

Built in 2008

Essential Information

MLS® #	A2173286
Price	\$383,000
Sold Price	\$365,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11217 91 St
Subdivision	Lower West Peace
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1P7

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Built-in Features, High Ceilings, Wired for Sound
Appliances	Dishwasher, Double Oven, Dryer, Freezer, Microwave Hood Fan,

	Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 17th, 2024
Days on Market	30
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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