

**11304 91 Street
Peace River, Alberta****MLS # A2190095****\$195,000**

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Open Floorplan, Pantry		

Inclusions: N/A

Ready and waiting for you to move into....or ready and waiting for an Investor to take on the current tenants. The layout is full of character and unique features. The comfortably sized entry is welcoming and open. Main floor offers a generous stylish kitchen with island, plus a convenient 2 pc bathroom. The living room features a huge window, making the natural scenic backyard your room 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 has 3 bedrooms, full bathroom, laundry and access to the back deck. Both the decks and parking area have been upgraded. The location is just steps away from a playground, tennis court and ball diamond. Let this little piece of real estate work for you, either as a landlord or just as a great family home.