



GRASSROOTS
REALTY GROUP

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10825 91 Street
Peace River, Alberta

MLS # A2225312



\$189,900

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	970 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: N/A

Clean, fresh, bright and move in ready! This is what every buyer is looking for. Affordable living in a great half-duplex that features 3 bedrooms and 1 full bathroom on the main floor plus a full basement that is partially finished and offers a 1/2 bath and space to add another bedroom or two if you need that extra space. Or leave it as it is and enjoy a large family room space and plenty of storage. Designed with accessibility in mind, this home is easy to get around and features a renovated kitchen and updated bathroom. Lots of natural light keeps the spaces feeling warm and cozy and spacious. The laundry facilities were moved into one of the upstairs bedrooms for accessibility but could easily be moved back downstairs as the hookups already exist there and the bedroom could be utilized as a bedroom again. There is back alley access that takes you to the parking pad in the back and the private yard. Nicely landscaped and treed, this lot is private but not overwhelming! Located in the quiet and family friendly neighborhood of Lower West Peace, this home is priced to sell and is ready for its next owner. Make it yours today!