



GRASSROOTS
REALTY GROUP

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10722 91 Street
Peace River, Alberta

MLS # A2253074



\$419,900

Division:	Lower West Peace		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,296 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting		

Heating:	In Floor, Mid Efficiency, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: 2nd Fridge Shed

An impressive 2290+ sq ft offering 3 bedrooms on the upper level, 4 bathrooms located conveniently throughout the home which as well includes a fully finished lower level. The main floor features a 2-piece bath, a spacious kitchen/dining area with an island, patio door access to the large deck and a tile floor, a formal dining room, and two living room areas all with exquisite hardwood floors additionally one of the living areas is complete with a cozy wood-burning fireplace. The fully finished lower level adds to the living space with a hobby room, an exercise room, a dedicated office plus a large recreational area. A 3-piece bathroom is conveniently located on this level. The home also boasts a large private backyard with a sizable deck, perfect for outdoor entertaining. Some other hi-lights include In-floor heating in the basement, forced air heating for the upper floor and air conditioning for the hot days of summer. The double-car garage provides parking for two vehicles, the driveway pad is capable of holding an additional 4 vehicles and the overall feeling of comfort and privacy exude from this home. The sign is up and the home awaits its future owners!! Call today!!