



GRASSROOTS
REALTY GROUP

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10617 91 Street
Peace River, Alberta

MLS # A2260831



\$185,000

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	893 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This well maintained duplex offers a fantastic opportunity for investors or homeowners looking to offset their mortgage by renting out one level. This property features 5 bedrooms and 2 bathrooms, with a separate kitchen located on the lower level. Enjoy relaxing or entertaining on the inviting front deck which leads to a fully fenced yard, providing a perfect space for outdoor gatherings and privacy. Updates include shingles, furnace, water heater, finished deck, basement remodel and asphalt driveway all within the last 6 years. Located in Lower West Peace, you're just steps away from parks, tennis courts, and scenic walking trails. Whether you're looking for a solid rental investment or a comfortable home with income potential, this duplex offers versatility, comfort, and a great location.