



**GRASSROOTS**  
REALTY GROUP

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**10905 91 Street**  
**Peace River, Alberta**

**MLS # A2267351**



**\$310,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** NA

Charming 1,368 Sq Ft Home in Peace River Welcome to this beautiful 1,368-square-foot home located in the peaceful neighborhood of lower West Peace in Peace River. This inviting residence features three spacious bedrooms on the main floor, including a master bedroom with a convenient two-piece en suite and a walk-in closet. The other main floor bedrooms encompass expansive space and offer large private areas family area The open-concept kitchen and dining area boast a large island with plenty of storage, perfect for cooking and entertaining. Large and inviting for the chef in the family allowing them to express there talents throughout the counter space. The main floor includes a full four-piece bathroom, large living room area all open and a delight for entertaining or discussing the days events with family The fully finished basement offers even more living space with an additional bedroom, a three-piece bathroom, a large recreation room, and a dedicated laundry area. Also you have access to the kitchen or the backyard throught the second stair well access Outside, you’ll find a large fenced yard, a private deck ideal for relaxing, and convenient back alley access. The property also includes a double-car attached garage. Don’t miss out on this wonderful home that combines comfort and convenience!