



**10722 91 Street**  
**Peace River, Alberta**

**MLS # A2276564**



**\$419,900**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,296 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting		

<b>Heating:</b>	In Floor, Mid Efficiency, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, 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>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** NA

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!!