



**11237 91 Street
Peace River, Alberta**

MLS # A2303698



\$275,000

Division:	Lower West Peace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	906 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Other		

Heating: Forced Air, Natural Gas

Floors: Other

Roof: Asphalt

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to this 4-bedroom, 2-bathroom home located in Lower West Peace. As you step into the split entryway, you're guided upstairs to a charming kitchen that flows seamlessly into the dining room, from there step out the back onto a spacious 312 sq ft deck featuring a covered pergola, ideal for relaxing or hosting summer gatherings. The living room boasts large windows that fill the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find two comfortable bedrooms and a full bathroom, while downstairs offers two additional bedrooms and a convenient 3-piece bathroom. Outside, enjoy a large shed for extra storage and ample parking space. The open yard extends to the south side of the property, providing plenty of room for outdoor activities. Plus, you're just moments away from parks, tennis courts, boat launch and scenic walking paths. Recent upgrades include new shingles and a hot water tank within the last two years. The furnace has been well maintained, cleaned this past winter along with the ducts, ensuring efficient and reliable heating. Call today to arrange your own private viewing!