



10722 91 Street
Peace River, Alberta

MLS # A2107212



\$449,000

Division:	Lower West Peace		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,272 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Interior Lot, No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential Two Family Di
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Quartz Counters, Skylight(s), Vinyl Windows		

Inclusions: The Boxflex home gym and the master bedroom bed are both available for sale.

It's all here for you! Beautiful private yard. Beautifully updated home. So much square footage, so many rooms. And near the River, trails, tennis court and a playground. Starting on the outside the property has beautiful mature landscaping, large back deck, and the lot is bordered by a rock face at the rear, so you will never have neighbours behind you. On the interior is so much space. There is a living room, main floor family room and even a playroom or entertainment area (your choice) within the basement. The kitchen has been updated and has a central island with cooktop, quartz countertops and you are surrounded by kitchen cabinetry. Cozy fireplace in the family room, separate office on the main floor to get your work done, and a laundry room with side storage room. Wow, we haven't even talked about the second floor yet. Follow the curved staircase up and you are greeted with a landing leading to three bedrooms. The master bedroom contains a four-piece ensuite with jetted tub and the main bathroom has been beautifully updated! Let's go down now. The basement has just been completely repainted and there are three more bonus rooms available, as well as a three-piece bathroom and storage room. In-floor heating in the basement and forced air heating for the upper floors keeps everything warm, and air conditioning is present for those extra hot summer days. This one is a must see. Put it on your list to view and come see for yourself.