



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11905 91 Street**  
**Peace River, Alberta**

**MLS # A2164987**



**\$585,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,455 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Gravel Driveway, Interlock		
<b>Lot Size:</b>	1.04 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Masonite, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Natural Woodwork, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
<b>Inclusions:</b>	none		

Distinctive and Different...Behind the white fence and down the Private Driveway you can see the yard full of trees, hedges and you will find this Beautiful four bedroom, 3 bath custom home. From the butler's pantry to the updated kitchen you will be right at home and ready to entertain in the extra large living room c/w vaulted ceilings, gas fireplace and natural light from the large windows. The primary bedroom offers a large ensuite with a corner jet tub, large shower and walk in closet. The primary bedroom is located on the main floor as well as one other bedroom. Moving upstairs you will find two more bedrooms, large study/Rec. Room and a bathroom. Moving outside there is gardens everywhere a fire pit just ready for the fall evening bond fires. You can enjoy the sound of the river from the backyard morning or night. This is a home that has so much to offer and needs to be viewed to be appreciated. So call today to book your Private Viewing.