



11217 91 St
Peace River, Alberta

MLS # A2173286



\$383,000

Division:	Lower West Peace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	2008 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Wired for Sound		

Inclusions: NA

Welcome to your dream home! This beautifully designed 6-bedroom, 3-bathroom residence offers an open-concept layout that is perfect for both entertaining and everyday living. As you step inside, you are greeted by a large kitchen featuring a generous island, ideal for meal prep and casual dining. The open area is wired for Sonos music, creating the perfect ambiance for gatherings with family and friends. The primary bedroom is conveniently located on the main floor, complete with a spacious closet and a luxurious 3-piece ensuite bathroom. Two additional bedrooms and a well-appointed bathroom on the main floor provide ample space for family or guests. Descend to the lower level, where you will find another expansive living space adorned with elegant wainscoting and custom cabinetry surrounding a cozy gas fireplace. This area is also wired for surround sound and boasts tall ceilings, enhancing the overall sense of space and comfort. The lower level includes a 3-piece bathroom and three additional bedrooms, one of which is plumbed for water, making it a versatile option for a salon or home office. Step outside to the fully fenced backyard, where you will discover a 12 x 20 shed with a garage door, providing extra storage or workspace. The home is also wired for a hot tub, perfect for relaxation and enjoyment. With 7-year-old shingles, this property is not only beautiful but also well-maintained. Located near a park and tennis court, this home offers convenient access to outdoor activities and recreational opportunities. Don't miss the opportunity to make this exceptional home yours. Schedule a viewing today and experience the perfect blend of comfort, style, and functionality!