



GRASSROOTS
REALTY GROUP

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

11311 91 Street
Peace River, Alberta

MLS # A2190018



\$195,000

Division:	Lower West Peace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, None

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: Public

Sewer: Sewer

Condo Fee: -

LLD: -

Zoning: R2

Utilities: Electricity, Natural Gas, Phone

Inclusions: N/A

This 1316 sq ft duplex is ready for you to move into... or could be perfect for the investor. Great layout greets you with a comfortable entry and open plan. Main floor offers a large stylish kitchen with island, plus a convenient powder room. The living room features a huge window, making the natural scenic backyard your focal point. Featured on this level is a lovely flex room opening to the top balcony; making for a lovely sunroom or sunny office space or playroom. The lower level offers 3 bedrooms, a 4 pc bathroom, laundry and access to the back deck. Both the deck and parking area have been upgraded. Let this little piece of real estate work for you as a landlord or just as a great family home.