

# \$199,000 - 11306 91 Street, Peace River

MLS® #A2249216

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.09 Acres

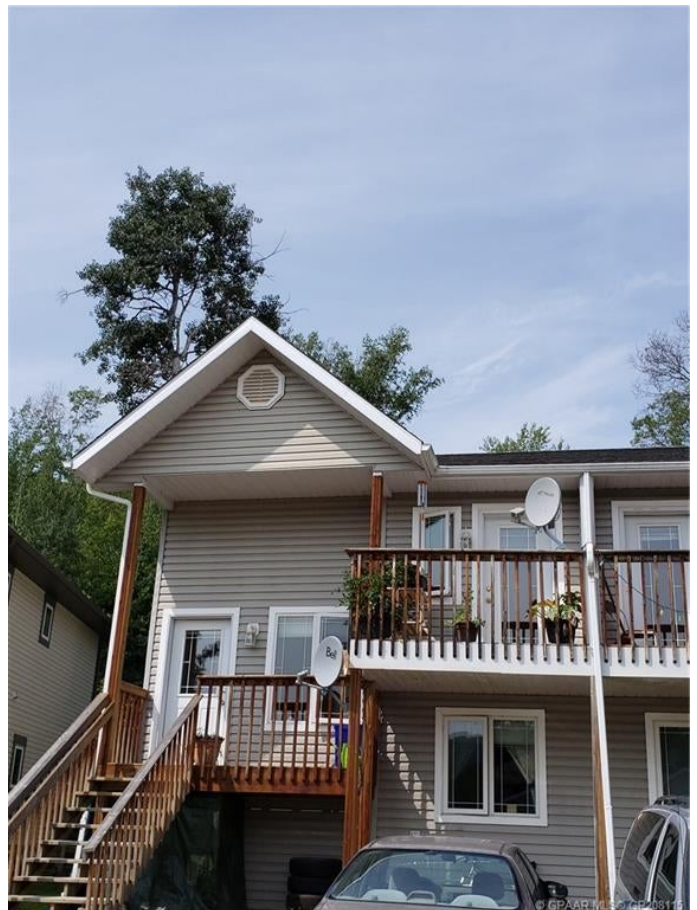
Lower West Peace, Peace River, Alberta

Ready and waiting for you to move into...or ready and waiting for an Investor to take on the current tenants. The layout is full of character and unique features. The comfortably sized entry is welcoming and open. Main floor offers a generous kitchen with island, 2 pc bathroom and spacious living/family space looking onto the scenic, one-of-a-kind back yard. Also on this level is a bonus room/sunroom opening to the top balcony. Downstairs has 3 bedrooms, laundry and access to the back deck. The location is just steps away from a playground, tennis court and ball diamonds. Let this little piece of real estate work for you, either as a landlord or just as a great family home. Also, note: Four of these units can be purchased as a package under MLS #A2024794

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249216  |
| Price          | \$199,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,316     |
| Acres          | 0.09      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11306 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1S6                |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 2                                                             |
| Parking        | Driveway, Gravel Driveway, Parking Pad                        |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, None                                                            |

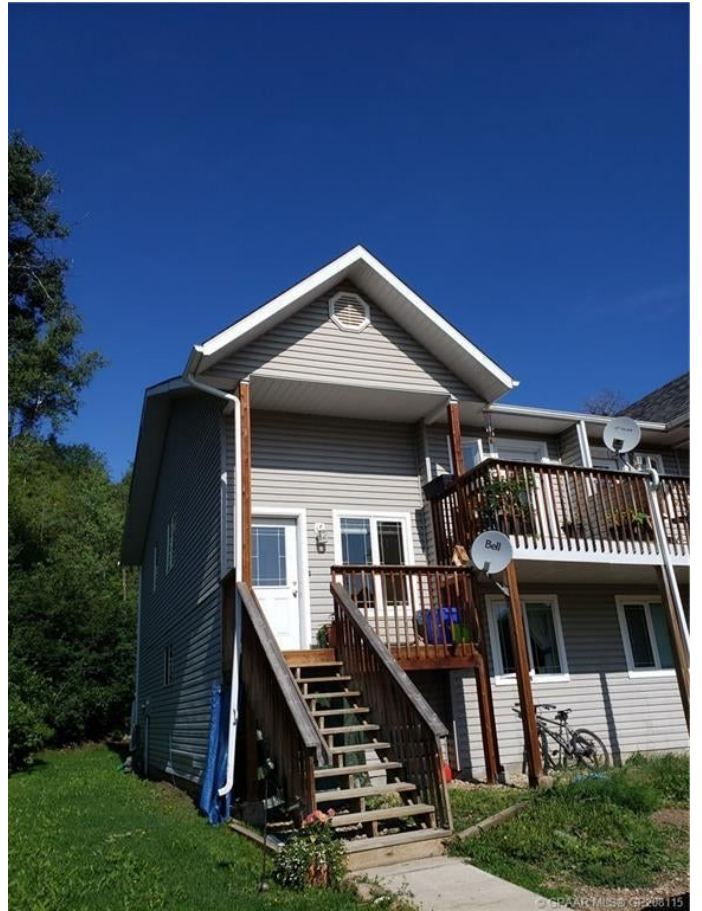
### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Cul-De-Sac, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 85                |
| Zoning         | R2                |

### Listing Details



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