

# \$269,900 - 11307 91 Street, Peace River

MLS® #A2190834

**\$269,900**

3 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 0.10 Acres

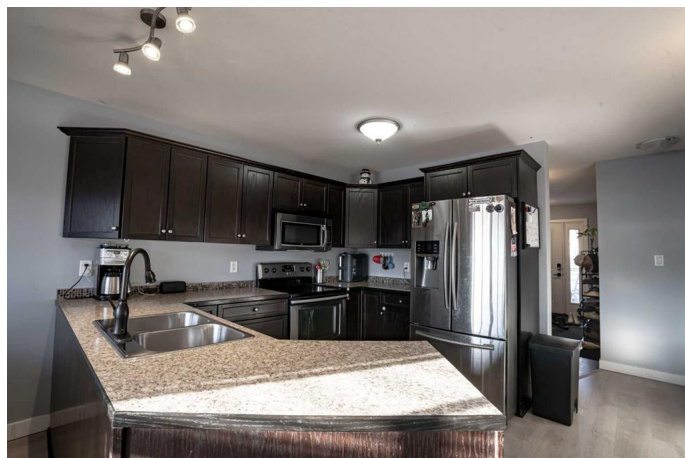
Lower West Peace, Peace River, Alberta

Welcome to your dream home in Lower West Peace! Built in 2011, this stunning 1490sqft duplex is nestled in a serene cul-de-sac, offering peace and tranquility. This home has been professionally repainted from top to bottom and new flooring installed in the kitchen and living room. Boasting 3 bedrooms and 2 1/2 baths, this spacious unit is perfect for families or those looking for extra space. The attached single car garage provides convenience and security for your vehicle. With modern amenities and a prime location, this duplex is the perfect starter home that offers comfortable living. Don't miss out on this opportunity to make this your forever home!

Built in 2011

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2190834               |
| Price          | \$269,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,490                  |
| Acres          | 0.10                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11307 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1P7                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central                                           |
| Cooling           | None                                              |
| Basement          | None                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | January 28th, 2025     |
| Days on Market | 249                    |
| Zoning         | RESIDENTIAL-TWO FAMILY |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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