

# \$650,000 - 11321 & 11323 91 Street, Peace River

MLS® #A2173094

## \$650,000

3 Bedroom, 2.00 Bathroom, 3,148 sqft

Residential on 0.25 Acres

Lower West Peace, Peace River, Alberta

First Time Offered Duplex! This is a rare opportunity to buy a delightful duplex that was built in 2015. Offering 3 bedrooms on each side and den. With laundry room on the upper floor. The main floor offers an eat in kitchen with island large living room and as well as an attached single garage. Also lots of storage in the crawl space. Outside is a private deck and treed areas on both sides as well as the back. This Duplex is located at the end of a cul-de-sack. Great investment Rent out one side and live in the other. Start your Investment! Duplex your possibilities today!!!

Built in 2015

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2173094               |
| Price          | \$650,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 3,148                  |
| Acres          | 0.25                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11321 & 11323 91 Street |
| Subdivision | Lower West Peace        |
| City        | Peace River             |
| County      | Peace No. 135, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T8S 1P6                 |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4                                       |
| Parking        | Gravel Driveway, Single Garage Attached |
| # of Garages   | 2                                       |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Vinyl Windows, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer           |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Landscaped, Lawn, City Lot, Cul-De-Sac, Few Trees, Front Yard |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | ICF Block   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 195                |
| Zoning         | R2                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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