

# \$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), Vinyl Windows, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	October 15th, 2024
Days on Market	210
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.