

# \$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	2 Storey, Side by Side
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	Single Garage Attached, Gravel Driveway
# of Garages	2

## Interior

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

## Exterior

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

## Additional Information

Date Listed	October 15th, 2024
Days on Market	147
Zoning	R2

## Listing Details

Listing Office	Royal LePage Valley Realty
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