

\$199,000 - 11312 91 Street, Peace River

MLS® #A2249212

\$199,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft
Residential on 0.09 Acres

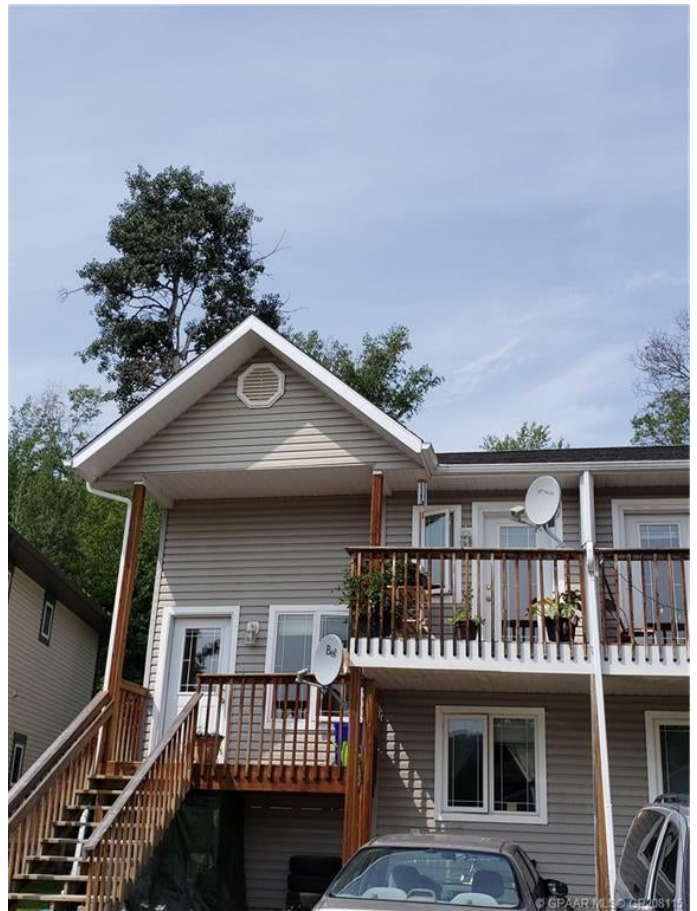
Lower West Peace, Peace River, Alberta

Ready and waiting for you to move into...or ready and waiting for the 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 a 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, full bathroom, 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.

Built in 2008

Essential Information

MLS® #	A2249212
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	11312 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	7
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.