

# \$189,900 - 10825 91 Street, Peace River

MLS® #A2225312

**\$189,900**

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.09 Acres

Lower West Peace, Peace River, Alberta

Clean, fresh, bright and move in ready! This is what every buyer is looking for. Affordable living in a great half-duplex that features 3 bedrooms and 1 full bathroom on the main floor plus a full basement that is partially finished and offers a 1/2 bath and space to add another bedroom or two if you need that extra space. Or leave it as it is and enjoy a large family room space and plenty of storage. Designed with accessibility in mind, this home is easy to get around and features a renovated kitchen and updated bathroom. Lots of natural light keeps the spaces feeling warm and cozy and spacious. The laundry facilities were moved into one of the upstairs bedrooms for accessibility but could easily be moved back downstairs as the hookups already exist there and the bedroom could be utilized as a bedroom again. There is back alley access that takes you to the parking pad in the back and the private yard. Nicely landscaped and treed, this lot is private but not overwhelming! Located in the quiet and family friendly neighborhood of Lower West Peace, this home is priced to sell and is ready for its next owner. Make it yours today!

Built in 1979

## Essential Information

MLS® # A2225312

Price \$189,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 970                    |
| Acres          | 0.09                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10825 91 Street        |
| Subdivision | Lower West Peace       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1P9                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, |

|              |                    |
|--------------|--------------------|
|              | Level, Private     |
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 29             |
| Zoning         | Residential    |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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