



780-832-0996
derek.estabrook@outlook.com

11026 93 Street
Peace River, Alberta

MLS # A2219519



\$439,900

Division:	Lower West Peace		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,682 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: All shelving in primary bedroom, BBQ, play center

River Views, Double Lot, and Space Galore — A Rare Opportunity! Imagine coming home to spectacular river and hillside views, a double lot with ample yard space, two garages offering four indoor parking stalls, and a spacious home designed to grow with your family. It may sound too good to be true—but it isn't! Let's start with the views: every front-facing room in this beautiful home overlooks the serene flow of the Mighty Peace River and the rolling hills beyond. Whether you're relaxing in the screened front porch, enjoying a bug-free BBQ evening with friends, or preparing a meal in the kitchen, the stunning scenery is always in sight. This thoughtfully designed home features 5 bedrooms and 3 bathrooms, providing plenty of space for every family member. The spacious primary suite includes generous closet space and a private ensuite with a stylish tiled walk-in shower. A conveniently located laundry room near the bedrooms makes daily chores easier than ever. Need a home office? You'll love the large office space complete with built-in shelving—ideal for working from home or managing busy family life. Storage and parking are never a concern thanks to the double attached garage and a second 24x24 detached garage with convenient back alley access. The expansive, fully fenced and landscaped yard offers a dream outdoor space. In winter, the current owners even enjoyed a backyard skating rink that was the envy of the neighborhood! Nestled in a quiet, sought-after part of town directly across from peaceful riverfront walking trails, this warm and welcoming home offers so much more than just breathtaking views—it offers a lifestyle. Don't miss your chance to own this incredible property. Come see it for yourself and experience the views, space, and comfort firsthand—you won't be

disappointed!