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11201 91 Street  
Peace River, Alberta

MLS # A2339455



**\$309,900**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Lower West Peace                                                       |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bi-Level                                                               |        |                   |
| Size:     | 926 sq.ft.                                                             | Age:   | 1962 (64 yrs old) |
| Beds:     | 3                                                                      | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad                                                |        |                   |
| Lot Size: | 0.18 Acre                                                              |        |                   |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private, Treed |        |                   |

|             |                                                                                  |            |     |
|-------------|----------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                          | Water:     | -   |
| Floors:     | Laminate, Linoleum                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                  | Condo Fee: | -   |
| Basement:   | Full                                                                             | LLD:       | -   |
| Exterior:   | Wood Frame, Wood Siding                                                          | Zoning:    | R-2 |
| Foundation: | Preserved Wood                                                                   | Utilities: | -   |
| Features:   | Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Solar Tube(s), Storage |            |     |

**Inclusions:** Three sheds, sectional in upstairs living room, sectional and recliner chair in the basement, entertainment stand in the basement

Prepare to be impressed by the charm, comfort and exceptional value this completely move-in-ready home has to offer. Thoughtfully updated and beautifully presented, this is a property that combines a warm, inviting atmosphere with a practical layout and an impressive amount of outdoor space. The refreshed kitchen is both attractive and functional, featuring an abundance of cabinetry and generous counter space that will delight any home chef. The open-concept main floor is filled with natural light, creating an airy and welcoming setting for everyday living and entertaining. Two updated bathrooms add modern convenience, while a number of important updates—including the furnace, hot water tank and most recently the back deck—provide added peace of mind. The basement offers even more versatility, with a cozy woodstove creating the perfect atmosphere for relaxing on cooler evenings. Throughout the home, the layout has been thoughtfully designed to make excellent use of the available space, resulting in a home that feels comfortable, efficient and genuinely welcoming. And then there is the yard—a true standout feature of this property. Situated on two lots, there is plenty of room to enjoy the outdoors without feeling confined. Beautifully landscaped front and back, the yard offers multiple spaces designed for enjoying every season. The backyard deck is ideal for summer BBQs and entertaining, while the garden area provides space to grow your own vegetables. A private firepit area creates the perfect setting for relaxed evenings with family and friends, sharing stories beneath the stars. At the front of the home, the patio offers yet another inviting place to sit back with a morning coffee or unwind on a sunny evening after a long day. Warm, welcoming and wonderfully well-rounded, this is a home that delivers the

combination of updates, functionality, outdoor space and value that buyers are looking for. Come take a closer look&mdash;you may just find everything you've been waiting for.