



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

11137 92 Street
Peace River, Alberta

MLS # A2346996



\$309,000

Division:	Lower West Peace		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,224 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

PRIVATE RIVER BACK SETTING WITH NO NEIGHBORS BEHIND! Located in desirable Lower West Peace, this spacious 1,300+ sq. ft. 4-bedroom, 2-bathroom home offers a rare combination of privacy, space and an exceptional location backing onto the Peace River. The bright, functional layout features a large kitchen, dining area and living room, providing plenty of room for the entire family. The kitchen opens directly onto the deck—perfect for relaxing, entertaining and enjoying the private surroundings. Many of the major upgrades have already been completed, including newer windows, furnace, shingles and more, adding comfort and peace of mind. Outside, you’ll appreciate the fully fenced, private yard and impressive 28’ x 26’ double detached garage, offering excellent parking, storage and workspace. With the house built with minimal stairs, this home fits the requirements of many people from first home buyers to seniors looking for a home with few stairs!!! With no neighbors behind, a Peace River backdrop and a quiet Lower West Peace location, this property offers a setting that’s difficult to duplicate. A great opportunity for buyers looking for four bedrooms, a large garage and outstanding privacy—all within Peace River!