



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

10602 91 Street
Peace River, Alberta

MLS # A2107483



\$205,000

Division:	Lower West Peace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Shed, window coverings

Right sized and budget priced! This great family bungalow makes home ownership within reach for anyone and it is located on a great lot that offers spectacular privacy with a rock wall at the back meaning no neighbors behind. The yard is large and features a south facing deck and handy shed for storage. The interior of the house is fresh and bright thanks to the large windows. There are three roomy bedrooms upstairs and the primary bedroom features a great walk-in closet which is a rarity in a house of this size. The main bathroom is large and functional and offers a big jetted tub. The rest of the main floor is efficiently laid out and the eat in kitchen offers plenty of cupboards for storage. The partially finished basement provides some additional living options for you to explore and there is a laundry area and 1/2 bathroom to complete the space. Plus nice added bonuses like fresh paint, newer shingles and a new furnace replaced in 2023 give you the extra value that people are looking for in today's market. It is all here in this cozy, affordable home! Call today to book your private viewing.