

# \$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	32
Zoning	Residential

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.