



# 11311 91 Street Peace River Alberta

\$195,000

This 1316 sq ft duplex is ready for you to move into... or could be perfect for the investor. Great layout greets you with a comfortable entry and open plan. Main floor offers a large stylish kitchen with island, plus a convenient powder room. The living room features a huge window, making the natural scenic backyard your focal point. Featured on this level is a lovely flex room opening to the top balcony; making for a lovely sunroom or sunny office space or playroom. The lower level offers 3 bedrooms, a 4 pc bathroom, laundry and access to the back deck. Both the deck and parking area have been upgraded. Let this little piece of real estate work for you as a landlord or just as a great family home. (id:6769)

Primary Bedroom 10.08 Ft x 13.83 Ft	4pc Bathroom .00 Ft x .00 Ft
Bedroom 7.75 Ft x 11.75 Ft	2pc Bathroom .00 Ft x .00 Ft
Bedroom 7.92 Ft x 12.92 Ft	

Listing Presented By:



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Royal LePage Valley Realty

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