



**GRASSROOTS**  
REALTY GROUP

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11129 92 Street  
Peace River, Alberta

MLS # A2296595



**\$315,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Fiber Optics, Phone, U
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** N/A

Tucked away in a quiet, family-friendly neighborhood, this spacious bi-level offers the perfect balance of comfort, privacy, and lifestyle. Set on a peaceful street and backing directly onto the river, you'll immediately appreciate the rare setting—no rear neighbors and tranquil views right from your backyard. Step inside and discover bright, open-concept living spaces designed for both everyday living and entertaining. The well-appointed kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. The upper level features three generously sized bedrooms, while the fully finished basement expands your living space with a large family room and two additional bedrooms—ideal for a growing family or hosting guests. Outside, the home continues to impress with an attached garage and a massive back deck—perfect for summer BBQs, relaxing evenings, or enjoying your morning coffee in the sun. With direct access to scenic walking trails along the dyke just beyond your backyard, outdoor living is right at your doorstep. Out front, you'll find a playground, ball diamonds, and courts—everything a family could ask for within steps of home. If you've been searching for space, privacy, and a location that truly enhances your lifestyle, this home checks all the boxes. Don't miss your chance—book your showing today!