



10701 91 Street
Peace River, Alberta

MLS # A2319232



\$199,900

Division:	Lower West Peace		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Perimeter Wall	Utilities:	-
Features:	Bookcases, Built-in Features, Storage, Vinyl Windows		

Inclusions: Wishing well, shed

Charming Bungalow on a Beautiful Corner Lot! Welcome home to one of Lower West Peace's cutest properties! Situated on a large corner lot, this charming bungalow offers incredible curb appeal, a picturesque yard, and a warm, inviting atmosphere that's hard to resist. The outdoor space is truly a standout feature, with mature trees, colorful perennial gardens, lush green space, and even a dedicated garden area for those who love to grow their own flowers or vegetables. Whether you're relaxing in the sunshine, entertaining friends, or simply enjoying the peaceful surroundings, this yard is sure to impress. Inside, you'll find a neat, tidy, and well-maintained home designed for comfortable everyday living. The functional floor plan features two bedrooms and one bathroom, making it an ideal option for first-time buyers, downsizers, or anyone looking for an affordable and manageable home. The spacious eat-in kitchen offers plenty of room for family meals, while the large living room provides a welcoming space to gather and unwind. A beautiful built-in china cabinet/bookshelf adds character, charm, and practical storage to the living area. Need extra space for vehicles, hobbies, or storage? The impressive 24' x 26' detached garage delivers plenty of room and would make an excellent workshop, storage area, or place to keep your toys and tools organized. With so much charm, a fantastic yard, and an attractive price point, this delightful property is ready for its next owner. Don't miss your chance to make this adorable bungalow your new home—call today to book your private viewing!