

# \$585,000 - 11905 91 Street, Peace River

MLS® #A2164987

**\$585,000**

4 Bedroom, 3.00 Bathroom, 3,455 sqft

Residential on 1.04 Acres

Rosedale., Peace River, Alberta

Distinctive and Different...Behind the white fence and down the Private Driveway you can see the yard full of trees, hedges and you will find this Beautiful four bedroom, 3 bath custom home. From the butler's pantry to the updated kitchen you will be right at home and ready to entertain in the extra large living room c/w vaulted ceilings, gas fireplace and natural light from the large windows. The primary bedroom offers a large ensuite with a corner jet tub, large shower and walk in closet. The primary bedroom is located on the main floor as well as one other bedroom. Moving upstairs you will find two more bedrooms, large study/Rec. Room and a bathroom. Moving outside there is gardens everywhere a fire pit just ready for the fall evening bond fires. You can enjoy the sound of the river from the backyard morning or night. This is a home that has so much to offer and needs to be viewed to be appreciated. So call today to book your Private Viewing.

Built in 1990

## Essential Information

MLS® #	A2164987
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,455



Acres	1.04
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11905 91 Street
Subdivision	Rosedale.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1Y3

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Gravel Driveway, Interlocking Driveway
# of Garages	4

### **Interior**

Interior Features	Central Vacuum, Pantry, Beamed Ceilings, Ceiling Fan(s), French Door, High Ceilings, Vinyl Windows, Wood Windows, Jetted Tub, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Electric Range, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Private Entrance
Lot Description	Landscaped, Lawn, Many Trees, No Neighbours Behind, Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle

Construction	Stucco, Cedar, Masonite, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2024
Days on Market	342
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Valley 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.