

\$185,000 - 10617 91 Street, Peace River

MLS® #A2260831

\$185,000

5 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.08 Acres

Lower West Peace, Peace River, Alberta

This well maintained duplex offers a fantastic opportunity for investors or homeowners looking to offset their mortgage by renting out one level. This property features 5 bedrooms and 2 bathrooms, with a separate kitchen located on the lower level. Enjoy relaxing or entertaining on the inviting front deck which leads to a fully fenced yard, providing a perfect space for outdoor gatherings and privacy. Updates include shingles, furnace, water heater, finished deck, basement remodel and asphalt driveway all within the last 6 years. Located in Lower West Peace, youâ€™re just steps away from parks, tennis courts, and scenic walking trails. Whether youâ€™re looking for a solid rental investment or a comfortable home with income potential, this duplex offers versatility, comfort, and a great location.

Built in 1980

Essential Information

MLS® #	A2260831
Price	\$185,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.08
Year Built	1980



Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	10617 91 Street
Subdivision	Lower West Peace
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1R1

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Wood

Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	R2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.