

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

MLS® #A2258984

\$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® #	A2258984
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	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Natural Woodwork, Pantry, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings, Wood Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished, Crawl Space

Exterior

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

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

Additional Information

Date Listed	September 21st, 2025
Days on Market	6
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.