



780-832-0996  
derek.estabrook@outlook.com

11101 101 Street  
Peace River, Alberta

MLS # A2117737



**\$169,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

You can't beat the view! This home is the South end of town has a magnificent view of the river and valley. Over 950 square feet of living space, a full basement and 2 bathrooms. There are 2 bedrooms on the main floor then an additional room to serve as an office or den space. Upstairs is bright and welcoming from the moment you walk in. There is an attached single garage that provides an additional 15 feet off the back for work space or storage. This property is priced to sell so don't miss out.