



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

11719 103 Street
Peace River, Alberta

MLS # A2137308



\$359,000

Division:	South End		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Street Lighting, Private, Slope		

Heating:	Baseboard, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Existing window coverings, Hot tub

This hilltop, no-basement home is all about the location; found on the South side of town, at the end of a quiet and serene, "No Exit" street, beautifully surrounded by trees and no back neighbors. Here you have access to a lush wooded area for your enjoyment. You are greeted by a large front entry with a convenient 3 pc bathroom, adjacent to the cedar Hot Tub room, with handy access to the garage with hot water baseboard heating. One of the three family rooms is on this level, featuring a gorgeous wood burning, fireplace and stunning bank of windows making this bright space a quiet go-to area. The main living area is up the stairs where the focal point in the living room is a captivating two-sided wood fireplace which allows you to enjoy the warmth of the flames from different vantage points. Another gorgeous bank of windows beside the fireplace is designed to enjoy the river view. The heart of the kitchen is bright and cheery, blending into another family room, which is warmed with a ceramic wood stove. This would be the perfect play space for the kids as mom and dad work in the kitchen or lounge in the adjacent living room. The new top deck and railings run the length of the house. There are new timbers on the backyard terraced retaining walls to insure no movement. You will find a huge wood shed in the backyard which holds 10 cords of firewood to accommodate the two fireplaces and one wood stove. The shingles, furnace and most windows were replaced 10 years ago. The exterior has been refinished with new stucco. Top all this off with the hot water baseboard heating in the lower level and garage, and you have a spacious, well crafted home. Come take a look...with a bit of paint and polish, this could be a stunning home!