

10113 100 Avenue  
Peace River, Alberta

MLS # A2187817



**\$260,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Introducing an outstanding property opportunity in the heart of Peace River that offers the ultimate in convenience and lifestyle. Situated within easy reach of the theater, shops, restaurants, and scenic hiking trails along the Heart River, this rare find is destined to impress. This charming home is perfectly situated on a double corner lot, making it a standout in the neighborhood. As you step inside, you'll be greeted by an inviting open-concept kitchen and a spacious living room. The primary bedroom boasts a convenient 2-piece en-suite, while a generously sized second bedroom and a full bathroom are just steps away. With the added convenience of laundry facilities on the upper level, this home has been thoughtfully designed for modern living. From the upper level access to an upper-level balcony awaits. The perfect spot to enjoy morning coffee or unwind with evening relaxation while taking in seasonal picturesque views. The upper level has received a fresh coat of paint, enhancing its appeal. The lower level offers two well-proportioned bedrooms, a spacious recreational area, and a full bathroom with a standalone shower. It has also been freshly painted. While the basement is mostly finished, it's a canvas awaiting your creative touch to complete. A single attached garage adds to the convenience of this property. The large fenced yard provides ample outdoor space for enjoyment, and the extended rear driveway ensures there's plenty of parking for you and your guests. This property embodies the essence of Peace River living, and its prime location, combined with its comfortable layout and potential for customization, makes it a truly unique find. Don't miss the chance to make it your own &ndash; contact your realtor today to schedule a viewing and seize this extraordinary opportunity!