



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

10122 108 Avenue
Peace River, Alberta

MLS # A2188954



\$125,000

Division:	South End		
Type:	Residential/House		
Style:	Bungalow		
Size:	998 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial, Unfinished

LLD: -

Exterior: Metal Siding

Zoning: RES

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: firepit, shed

Charming and cozy with a welcoming ambiance! This sun-filled home features a bright dining and living area, an ample kitchen, and three bedrooms—one of which currently serves as a laundry room and office (but could be turned back into a bedroom and the laundry moved downstairs). With a well-maintained 1-bath layout, it's the perfect opportunity for first-time buyers or those looking to downsize. Recent updates, including new flooring and ceilings throughout most of the home, add a fresh touch, while the cheerful wood-burning fireplace creates a warm, inviting atmosphere. The unfinished basement provides storage space. A screened-in front porch and a private side yard—tucked between the house and the hill—offer perfect spots to relax and unwind. New shingles and roof vents, plus a single detached garage complete the picture! Don't wait—this affordable gem is available now and waiting for you to make it yours!