



**GRASSROOTS**  
REALTY GROUP

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**10309 110 Avenue**  
**Peace River, Alberta**

**MLS # A2214105**



**\$269,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Private, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Smart Home		

**Inclusions:** NA

Welcome to your dream home in Peace River! This beautifully renovated 1,000-square-foot residence features 3 bedrooms and 2 bathrooms, offering modern living in a prime south end location. The home has been renovated over the past few years, ensuring a move-in-ready experience for the next owner. The lower level features an office/den that has been used as a bedroom in the past but is currently a computer workspace, providing flexible living space. The exquisite finished basement is an entertainer's paradise, boasting a huge theater room equipped with a projection unit, a large 3 piece bathroom and ample storage throughout. Outside, you'll find a very private, fully fenced yard with a south-facing view of the Peace River Valley, perfect for relaxation and outdoor activities. Don't miss out on this incredible opportunity to own a piece of Peace River paradise! The sign is up!! Call today!!