



**GRASSROOTS**  
REALTY GROUP

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10839 103 Street  
Peace River, Alberta

MLS # A2215769



**\$345,000**

Division:	South End		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-B
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Sauna, Storage		

**Inclusions:** TV wall mount in main floor family room

Stunning Home with Panoramic Views & Room to Grow! Perched high on a scenic hilltop, this full of character home offers breathtaking views over the town, rolling hills, and mighty Peace River. With timeless charm and generous living space, this 5-bedroom residence is perfect for families seeking comfort, style, and privacy. Step inside to discover a warm and inviting interior filled with natural light and rich character details. A spacious kitchen and dining room offer up the spectacular views that will never get old! Storage galore and with plenty of prep space, this heart of the home kitchen is sure to delight. Or enjoy the formal sitting room with fireplace or cozy family room-a great place for movie night and enjoying the twinkling lights of town. The upper level provides 4 of the 5 bedrooms which is a not too often found feature-4 bedrooms all on one level! The fully finished walk-out basement adds exceptional versatility&mdash;ideal for a home office, guest suite, or recreation area. There is bar area plus plenty of storage making this space easy to use and there is even a sauna offering you a relaxing escape to rest your tired body after a long day. Enjoy the convenience of a double attached garage, plus a separate single detached garage&mdash;perfect for extra storage, a workshop, or your weekend vehicle. Or use it like the current owners do and keep it for a home gym! Set on a spacious and private lot, the property is a peaceful retreat with lots of yard space and a fenced in garden plot allowing you to exercise your green thumb and grow your own produce. Don&rsquo;t miss this rare opportunity to own a truly special home with unmatched views and endless potential.