



**GRASSROOTS**  
REALTY GROUP

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10335 110 Avenue  
Peace River, Alberta

MLS # A2217347



**\$180,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	High Efficiency, 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>	Concrete, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** NA

A great price for the starter home everyone is looking for!! This is a 4 bedroom 2 bath home with a large living room, dining room and a compact kitchen all contained in a home of 1040 sq ft. With a full concrete mostly finished basement with a bedroom window enlarged for the fourth bedroom in the basement complemented with the 3/4 bath. Large laundry area/mechanical room, recreation area and two good sized storage areas complete the picture. There is a backyard area with fire pit and 2 car parking in the front of the home. With little bit of your own work you can create some good equity in this home plus living here will be less expensive than renting an equivalent sized apartment with the extra bonus of your own space. At this value you wont find a comparable competing property. The sign is up!!! Call today!!