



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8309 101 Avenue
Peace River, Alberta

MLS # A2248072



\$245,000

Division:	Rolling Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame, Wood Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Laminate Counters, Storage, Suspended Ceiling		

Inclusions: N/A

Step inside this beautifully updated home and prepare to be impressed! Just a few years ago, the entire interior underwent a complete transformation, bringing it up to a stylish, modern standard you'll love. The kitchen shines with newer cupboards, sleek countertops, and a tasteful backsplash, while fresh flooring, paint, and trim flow seamlessly throughout. Both bathrooms—upstairs and down—have been refreshed, making this home truly move-in ready. The efficient floorplan is bright and airy, enhanced by numerous windows that fill each room with natural light. Upstairs, you'll find two comfortable bedrooms and a full bathroom, while the fully finished basement offers an additional bedroom, another full bathroom, and plenty of versatile living space. Step out back and you'll discover one of the largest yards in the neighborhood—a rare find! There's room to build a garage, plant a garden, set up a play center, and still have space for a trampoline. Whether you're hosting summer gatherings or simply enjoying a quiet evening outdoors, this yard delivers. Fresh, updated, and ready for you—this home checks all the boxes. Come see it for yourself… you'll be glad you did!