



**GRASSROOTS**  
REALTY GROUP

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**11113 103 Street**  
**Peace River, Alberta**

**MLS # A2251690**



**\$332,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	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	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Fridge, dual oven, cooktop, dishwasher, washer, dryer, all existing window coverings, solar panels on the roof, snowblower (as is), central vac and attachments, kitchen island stools, leftover shingles,

A South End Gem with Stunning River Valley Views! Tucked away at the end of a quiet road with no neighbors behind, this South End classic offers exceptional privacy and breathtaking views over the river valley. Impeccably maintained, the immaculate yard and spectacular gardens welcome you home with warmth and beauty. Inside, you'll fall in love with the spacious kitchen, complete with a large island, abundant cabinetry, Corian countertops, double wall ovens, and a bright eating area where you can soak in the peaceful views of your private backyard. Adjacent to the kitchen is a formal dining room, perfect for hosting family and friends. Custom-built china cabinets and a matching buffet complement the built-in wall unit in the formal living room, which features a large picture window that frames stunning westward views over the town and beyond. The main floor also offers three comfortable bedrooms, including the primary suite with its own private two-piece ensuite, plus an additional full bathroom. The fully finished walk-out basement adds valuable living space, featuring a large family room with pine built-ins, a home office, a three-quarter bathroom, and a versatile room that could easily serve as a fourth bedroom. With its own private entrance, the basement is perfect for extended family, guests, or even a home-based business. The beautifully landscaped, double-lot yard offers incredible privacy and room to enjoy the outdoors. A spacious, powered workshop is ideal for woodworking, crafting, or any project you can imagine, and it provides excellent additional storage. This home is filled with thoughtful extras including air conditioning, solar panels to help offset energy costs, underground sprinklers, a cozy three-season back porch, and a convenient carport. If you're looking for a well-cared-for, move-in-ready home that offers

something truly special&mdash;without compromise&mdash;this is it! Don't miss your chance to own this one-of-a-kind property.  
Schedule your private showing today!