



GRASSROOTS
REALTY GROUP

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10118 106 Avenue
Peace River, Alberta

MLS # A2268050



\$165,000

Division:	South End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,331 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential - Medium Dens
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: window coverings

Discover this charming 1950s one and a half story home, nestled on two spacious lots. It features three cozy bedrooms upstairs, a main level bathroom, and an inviting open concept kitchen, living, and dining area filled with character. The partially developed basement would make a great suite or it could be added space for a large family, is nicely laid out with its own kitchen, bedroom, living room, and bathroom, ready for you to complete. There are also two driveways and a separate basement entrance. Additionally there is a versatile garage currently serving as a storage shed or workshop. Schedule a showing to take a look or check out the 360 virtual tour now available in the media section. Floor plans are available in the photos section.