



GRASSROOTS
REALTY GROUP

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10313 110 Avenue
Peace River, Alberta

MLS # A2105014



\$289,000

Division:	South End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,346 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R 1-A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Storage, Vinyl Windows		

Inclusions: N/A

Check out the curb appeal on this walk-out bungalow located on the south end. Beautifully landscaped to show case the exterior landscape walls and raised front lawn. Add to this a raised patio by the main door and you have a cozy and welcoming entry. The back yard is huge and fully fenced; presenting a back drop of natural trees, a lush apple tree,, privacy and no back neighbors. A new cement patio has been added for your leisure. Many renovations have been completed within the last few years; windows, shingles and furnace, exterior stucco work, flooring, new kitchen counters with a farmhouse sink and refurbished cabinets. The living room features a lovely bank of new windows and beamed ceilings. The main floor laundry, with shiplap walls, is conveniently located just off the kitchen. The main bath will make you look twice as you take in this recent transformation. The walk-out basement is where you will find a cozy family room, office and large storage room. This home has so much to offer...just move on in and enjoy. All the hard work has already been completed.