



GRASSROOTS
REALTY GROUP

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10510 90 Street
Peace River, Alberta

MLS # A2118762



\$375,000

Division:	Upper West Peace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,316 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Off Street, Parking Pad, Single Garage Det		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Res
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Bookcases, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

The spectacular view is what you first notice when viewing this property. Built in 2005, this 1300 + sq. ft. modular home on a ICF basement is located in Upper West Peace with a 180-degree view of the Mighty Peace River. On the main level, you will find an open-concept kitchen, dining, and living rooms, all at the front of the home, allowing for a great river view. There are also 3 bedrooms and a full bathroom, and the master has a 3-piece ensuite. In the basement, there is another bathroom, along with 2 more bedrooms, a laundry room, and a large family room again with views out to the river and the hills on the East side of Peace River. Upgrades in the home include flooring, soft-close kitchen cabinets with granite countertops, kitchen appliances, and paint, all done in 2018. New 35-year roofing shingles were installed in the fall of 2023, and a new high-efficiency furnace in 2022, and a new boiler with circulation pump installed in the fall of 2023. The heating is forced air along with in-floor radiant heat in the basement. The wrap-around deck is made with composite decking, and there is a 1.5-sized detached garage, along with an 8'x12' shed at the rear of the property. Its proximity to the ski hill, walking trails, and the river allows for many outdoor activities right at your doorstep … text or call for a viewing.