



**10514 101 Street**  
**Peace River, Alberta**

**MLS # A2127745**



**\$239,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Looking for a unique advantage of being situated on a double lot? Explore this recently renovated 1120 square foot residence located in the south end of peace river. Walk inside you will find a tastefully renovated kitchen and spacious living room. Continuing through the home there is three well-appointed bedrooms to accommodate a growing family and generous four piece bathroom on the main level. The finished basement has its own living room/office area, additional bedroom and 3 piece bathroom. Make your way outside you will notice a spacious fenced yard with a fenced garden. Beside the garden you will find a insulated double car garage with power. A gas line has been ran to the garage as well ready for a heater to be installed. In the back yard there is a large concrete pad perfect for RV storage. Many updates have been made to this property like PVC windows, new electrical panel, updated plumbing, new flooring, updated doors and landscaping. The roof shingles have been recently replaced, ensuring peace of mind for years to come.