



**GRASSROOTS**  
REALTY GROUP

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**11533 103 Street**  
**Peace River, Alberta**

**MLS # A2134427**



**\$230,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Riverview  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.   | <b>Age:</b>   | 1970 (54 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Neighbours Behind, Landscaped, Sloped, Views |               |                   |

|                    |                            |                   |       |
|--------------------|----------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | Sewer |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | R1A   |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -     |
| <b>Features:</b>   | See Remarks                |                   |       |

**Inclusions:** shed

Wake up every morning and take in the gorgeous river and valley views offered by this family friendly home located in Peace River's south end. The home is light and bright with plenty of room for the whole family. The roomy kitchen flows into the dining room which is adjacent the huge living room with a large picture window allowing for uninterrupted views of the Peace. This home is fully finished up and down and features 3 bedrooms and 2 bathrooms. The lower level has a spacious family room, the perfect space for the kids to play or to set it up as your TV room. Outside there is a large, fenced yard giving even more room for your family to enjoy and the huge deck off the living room is the best place of all to host a BBQ for all of your friends and kick back and relax as you sit up high and watch the river flow by. Enjoy all of the seasonal beauty the Peace River valley has to offer from the comfort of your warm and cozy home. Make the call now!