



GRASSROOTS
REALTY GROUP

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10315 101 Street
Peace River, Alberta

MLS # A2137220



\$210,000

Division:	South End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,274 sq.ft.	Age:	1952 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator is as is where is,

Classic charmer on a tree lined street in Peace River's South End! Just off the downtown core and across the Heart River Bridge, this home is within walking distance to dining and shopping and only a block away from the river and walking trails. But a convenient location isn't all it has to offer! There are three bedrooms upstairs plus one more in the basement. A full bathroom on the main floor is complemented by a half bathroom in the basement. Lots of character and original hardwood floors give you classic touches to work with and add your own personal style to the space. The driveway was redone, shingles were replaced in 2020 and the hot water tank has been updated as well. There is a 14x24 detached garage and a nicely landscaped yard and back patio area for you to enjoy! The charm and potential of this house will make you want to have a closer look! Book your private showing today.