



**11719 103 Street**  
**Peace River, Alberta**

**MLS # A2137308**



**\$359,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Landscaped, Street Lighting, Private, Slope		

<b>Heating:</b>	Baseboard, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Existing window coverings, Hot tub

This hilltop, no-basement home is a welcoming departure from the ordinary. You will appreciate this sought after location on the South End, at the end of a quiet and serene, "No Exit" street, where you have access to a lush wooded area for your enjoyment. You are greeted by a large front entry with a convenient 3 pc bathroom, adjacent to the cedar Hot Tub room, with handy access to the garage with hot water baseboard heating. One of the three family rooms is on this level, featuring a gorgeous wood burning, fireplace and stunning bank of windows making this bright space the go-to area. The main living area is up the stairs where the focal point in the living room is a captivating two-sided wood fireplace which allows you to enjoy the warmth of the flames from different vantage points. Another gorgeous bank of windows beside the fireplace is designed to enjoy the river view. The heart of the kitchen is bright and cheery, blending into the family room, which is warmed with a ceramic wood stove and decked out in beautiful rustic pine ceilings and walls. The new top deck and railings run the length of the house. There are new timbers on the backyard terraced retaining walls to insure no movement. You will find a huge wood shed in the backyard which holds 10 cords of firewood to accommodate the two fireplaces and one wood stove. The shingles, furnace and most windows were replaced 10 years ago. The exterior has been refinished with new stucco. Top all this off with the hot water baseboard heating in the lower level and garage, and you have a spacious, well crafted home. Come take a look...with a bit of paint and polish, this is be a stunning home!