



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11513 103 Street**  
**Peace River, Alberta**

**MLS # A2138015**



**\$359,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<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>	R 1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Entertainment stand in the upstairs living room.

This remarkable family home on a quiet, South End dead end street gives you privacy and peacefulness and a gorgeous, updated kitchen. The location is great! Just up the street from the park, close to a fun sledding hill and offering majestic views out to the river and the valley, you are sure to feel right at home here. Inside this spacious dwelling you will find the open concept main living area. Custom kitchen was fully renovated and updated and has a convenient island and tons of storage. Open to the living and dining room and with a big picture window offering you views out, there is no better place in this home to entertain or spend time with loved ones than right here. Unless it is in the great family room right downstairs! This huge space offers up lots of flex and is a great toy room for kids or TV room for movie night! The lower level also provides you a fantastic laundry room/bathroom combo that is perfectly efficient and refreshed as well. A large bedroom could also be used as an office as there are still three more bedrooms and 1.5 bathrooms waiting back upstairs for you. The backyard is the definition of privacy and tranquility with beautiful landscaping and plenty of outdoor spaces to explore. The oversized attached garage provides parking in the front and the ever needed storage in the back. Plus this house just had new shingles installed! The total package is here and waiting for you to come check it out and make it your own! Call today to book your private viewing!