



**10812 103A Street**  
**Peace River, Alberta**

**MLS # A2167707**



**\$189,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This attractive and move-in ready bungalow in Peace River's South End offers plenty of space and a great location just minutes from the downtown core. Leave your car at home and walk to work but also appreciate only being blocks from the river and the walking trails. On a quiet street, this spacious bungalow is a bit under 1200 sq ft on the main level but also offers up a partially finished basement if you need even more room. The very accommodating main level features three roomy bedrooms and main bathroom plus an updated kitchen that flows to the dining room and living room. Rich hardwood floors are featured throughout and the space is very light and bright thanks to the nice windows. The back entry way is large and offers storage galore. The whole family can come in from outside and have room for coats and shoes and keep the mess out of the main part of the house. The basement has some framing done and there is a rough-in for another bathroom and the laundry area is also down here. With three lots, the property measures 0.23 acres so it is larger than most in town lots you would find. Maybe build a garage or plant a big garden or fence it in and have a great space for kids and pets to play! And all of this is at a very attractive price. Buy this house and still have money left over to add your personal touches or buy it as an investment property and get your money working for you. Either way, you are getting a solid buy so don't wait to take advantage of this fantastic opportunity!