



GRASSROOTS
REALTY GROUP

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11513 103 Street
Peace River, Alberta

MLS # A2181757



\$339,900

Division:	South End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R 1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Entertainment stand in upstairs living room

Welcome to this move-in ready 4 bedroom 2.5 bath family home located in the South End. This stunning property boasts an abundance of beautiful renovations, starting with the open concept kitchen showcasing a modern island that provides additional counter space for meal preparation and casual dining. The upstairs living room offers an entertainment area with storage and a large window with picturesque views of Peace River. The dining room flows seamlessly from both the kitchen and living area, creating a perfect space for gatherings. The primary bedroom is on the main floor which includes an ensuite half bath. There are two additional bedrooms and a 4-piece bathroom. Downstairs is a spacious bonus room, providing an ideal setting for family gatherings, movie marathons, or playtime with children. The basement also features another large room suitable for a bedroom or office, and a convenient 3-piece bathroom open to the functional laundry room with extra storage. Outside, the attached double car garage displays brand new epoxy flooring and ample storage/workspace at the back. A door from the garage connects to the back deck off the dining room, overlooking the fenced and landscaped backyard. Additional upgrades to this home include a hot water tank (2020), furnace (2019), and new shingles installed this summer (2024). Conveniently located near a park, sledding hill and hiking/biking trails, this home offers a perfect blend of modern amenities and natural surroundings. Don't miss the opportunity to make this beautifully renovated property your new home.