



**GRASSROOTS**  
REALTY GROUP

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**11114 103 Street**  
**Peace River, Alberta**

**MLS # A2185685**



**\$249,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, Parking Pad		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, V		

<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>	Stucco, Wood Frame	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This inviting 3 bedroom, 2 bathroom home offers a perfect balance of comfort and affordability. Located in a quiet neighborhood, close to the park and on a dead-end street, this house is ideal for first-time buyers or those looking to simplify and downsize. Features of this solid home include a spacious living room with lots of natural light and views to the West, a well designed kitchen with ample storage and space to cook, three bedrooms and 2 full bathrooms, a large and private backyard which would be perfect for gardening or other outdoor activities and a full basement that is partially finished giving you the extra living space you desire plus it has a second fireplace and kitchenette making this space very versatile. It also has a den/office that could come in very handy. There have also been plenty of updates and upgrades in the past few years including furnace and windows plus the shingles on the roof were redone in 2024 and the driveway was redone and the roof on the carport was redone also in 2024. This home offers great potential with an inviting atmosphere and a private location. Schedule a viewing today to see why it's the perfect place to call home!