



**10302 93 Street**  
**Peace River, Alberta**

**MLS # A2204495**



**\$185,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, Greenb		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed

"Neat and Unique" is what you will say when you see this very well cared for home in Lower West Peace. With a "one of a kind" location and a huge lot that is very private as there is only the 1 neighbor beside you to the south, this property is perfect if you are seeking privacy. Just about everything in the home has been updated over the past few years including the kitchen, flooring, paint and high efficiency furnace. Could be a great first home or good investment property as well. Don't wait to call for your appointment to view.