



GRASSROOTS
REALTY GROUP

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10811 103 Street
Peace River, Alberta

MLS # A2204887



\$349,900

Division:	South End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,888 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None, Other		
Lot Size:	0.23 Acre		
Lot Feat:	Other		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, None	LLD:	-
Exterior:	Stucco	Zoning:	R1-B
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to this stunning property boasting luxurious features and breathtaking views. This home offers a large primary bedroom with a 4-piece ensuite bathroom, complete with a clawfoot bathtub and walk-in tile surround shower for ultimate relaxation. The kitchen is a chef's dream, featuring 12ft ceilings, quartz countertops, an island, and a gas range for all your culinary needs. The lower level of the property includes two more spacious bedrooms and a 4-piece bathroom, providing ample space for guests or family members. In addition, the property is equipped with in-floor heating throughout and hot water on demand for added comfort and convenience. If the interior features are not enough to captivate you, the highlight of this property is the expansive 600sqft rooftop patio overlooking the picturesque Peace River. The view from this patio is truly unparalleled, imagine days soaking in the sun looking down to see the boats on the river or nights looking up towards the northern lights, it must be seen to be believed. Access to the property is through the back, where you will find a large gravel parking pad with ample space for all your parking and storage needs. Don't miss out on the opportunity to own this exceptional property. Call today to schedule a viewing and see all this property has to offer.