



GRASSROOTS
REALTY GROUP

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10603 99 Street
Peace River, Alberta

MLS # A2207465



\$479,900

Division:	South End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,196 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Block Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces S		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R 1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: N/A

This charming River Front property, with its standout curb appeal, offers a perfect blend of character and location! Set on a spacious lot, it boasts panoramic views of the river and valley that are truly captivating. The current owners have made the most of this tranquil setting by creating a beautifully designed, private outdoor living space where you can relax and take in the scenery. Inside, large windows in the kitchen, dining, and living areas offer stunning views of the river, making the space both bright and inviting. The home's layout is efficient and well-planned, featuring hardwood and tile floors throughout, and central air conditioning to keep you cool and comfortable. Upstairs, there are three sizable bedrooms along with an updated full bathroom. The lower level expands your living space with a fourth bedroom, two additional bathrooms, a large family room, and plenty of storage. There is a 21.6 x 11 attached garage for a small car or extra storage. The expansive lot provides ample parking options, including a gravelled area off the back alley that's perfect for parking your boat or RV without using the front driveway. There's still plenty of room left for a garden or play area. Lovingly maintained, this home is located on one of the most desirable streets in Peace River, offering exceptional river views. Homes like this are rarely available, and it's easy to see why—this is a view you won't want to miss!