



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

10115 105 Avenue  
Peace River, Alberta

MLS # A2208408



**\$195,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1921 (104 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** NA

Looking for that starter home where you can just move in and begin making it your own?? Then here is a home you need to see... 2 bedroom 1 bath larger rear entry and a nice open dining and living room area. Some upgrades are the shingles, a selection of windows and a HE furnace plus the general maintenance and upkeep has been top notch. The compact size helps keep your utilities low and the taxes are reasonable. If you are renting and trying to get into a place to call your own then make the appt to view because you get so much more than you would renting and for about the same cost!! Put your money to work for you instead of your landlord!! More pictures to come but the appeal is apparent in the front picture!!! The sign is up!!! Call today!!!