

10118 107 Avenue  
Peace River, Alberta

MLS # A2227194



**\$349,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, F		

<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>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** TV wall mount

Charming Character Home with Expansive Outdoor Living in Peace River's South End! Nestled on a tranquil street in Peace River's south end, this beautifully maintained home offers a perfect blend of classic charm and character and modern updates. Fully finished up and down and perched on a gentle hill, the residence boasts panoramic views and a serene ambiance, making it an ideal retreat for families and outdoor enthusiasts alike. With four bedrooms and two refreshed bathrooms, the home provides ample space for comfortable living. The interiors are bathed in natural light, enhancing the home's warm and inviting atmosphere. With a seamless flow, the open-concept design ensures a smooth transition between rooms, leading effortlessly to the outdoors. Enjoy your outdoor oasis and the expansive wrap-around decks that offer multiple spots for relaxation and entertainment. The well-landscaped, private yard is perfect for gatherings, gardening, or simply unwinding in nature. The 23x23 detached garage provides excellent storage and parking options. Additionally, the back alley access leads to a large parking pad, ideal for RVs, boats, or trailers. Situated in a peaceful neighborhood, you're just moments away from local amenities, schools, and recreational facilities, all while enjoying the tranquility of a quiet street. This home is a rare find, combining timeless character with modern conveniences and exceptional outdoor living spaces. Don't miss the opportunity to make this your dream home. Contact your favorite Realtor today to schedule a private viewing and experience all this property has to offer!