

**6800 100 Avenue  
Peace River, Alberta**

**MLS # A2206012**



# \$449,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	7.59 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Acreage living right in Town! All the conveniences of town are only a couple minutes away. Located on the west hill across the highway from the Hospital you will find this very unique property. There is plenty of room to roam here with beautiful lawn areas, wonderful private treed firepit area and a large fenced in garden spot to grow lots of vegetables. The outside also has lots of covered porches to relax and enjoy the scenery, a large 26x28 heated garage and abundant saskatoon, raspberry and other berry bushes on the property to enjoy. Inside the large home you will find a good sized kitchen with large dining area for lots of guests and the living room just past that with newer windows throughout that let in lots of natural light. Top that off with 3 bedrooms and 2 full baths, hardwood floors and main floor laundry and you have a complete package. Don't wait, call for your appointment to view.