$260,000 - 10113 100 Avenue, Peace River

MLS® #A2187817

$260,000

4 Bedroom, 3.00 Bathroom, 1,092 sqft
Residential on 0.18 Acres

Downtown., Peace River, Alberta

Introducing an outstanding property opportunity in the heart of Peace River that offers the ultimate in convenience and lifestyle. Situated within easy reach of the theater, shops, restaurants, and scenic hiking trails along the Heart River, this rare find is destined to impress. This charming home is perfectly situated on a double corner lot, making it a standout in the neighborhood. As you step inside, you'll be greeted by an inviting open-concept kitchen and a spacious living room. The primary bedroom boasts a convenient 2-piece en-suite, while a generously sized second bedroom and a full bathroom are just steps away. With the added convenience of laundry facilities on the upper level, this home has been thoughtfully designed for modern living. From the upper level access to an upper-level balcony awaits. The perfect spot to enjoy morning coffee or unwind with evening relaxation while taking in seasonal picturesque views. The upper level has received a fresh coat of paint, enhancing its appeal. The lower level offers two well-proportioned bedrooms, a spacious recreational area, and a full bathroom with a standalone shower. It has also been freshly painted. While the basement is mostly finished, it's a canvas awaiting your creative touch to complete.

A single attached garage adds to the convenience of this property. The large fenced yard provides ample outdoor space for enjoyment, and the extended rear driveway

ensures there's plenty of parking for you and your guests. This property embodies the essence of Peace River living, and its prime location, combined with its comfortable layout and potential for customization, makes it a truly unique find. Don't miss the chance to make it your own â€" contact your realtor today to schedule a viewing and seize this extraordinary opportunity!

Built in 1989

Essential Information

MLS® #	A2187817
Price	$260,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	10113 100 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1R3

Amenities

Parking Spaces	4
Parking	Additional Parking, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2025
Days on Market	97
Zoning	CR

Listing Details

Listing Office	Real Broker