



10122 106 Avenue  
Peace River, Alberta

MLS # A2312791



**\$239,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 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>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential-Medium Densit
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** Mini fridge in the garage, bench and cabinets in the garage

Tucked away on a quiet no through street in the South End of Peace River, this charming character bungalow offers the peace and privacy you’ve been searching for! Sitting on two lots, the property boasts a huge yard with plenty of room for kids to run, pets to play, and endless opportunities to enjoy the outdoors. One of the standout features here is the incredible 23x26 heated detached garage. With high ceilings, a large overhead door, and loads of versatile space, this garage is truly second to none. Whether you need room for vehicles, toys, tools, storage, or a workshop, you’ll appreciate all the possibilities it provides. Inside, the home is warm, welcoming, and full of charm. The spacious living room is bright and inviting, while the efficiently designed eat-in kitchen offers excellent functionality and everyday comfort. Two main floor bedrooms and a beautifully renovated bathroom create a fresh and comfortable living space you’ll love coming home to. Downstairs, the partially finished basement adds even more flexibility with a cozy laundry area and ample storage space. Perfect for first-time buyers, downsizers, or anyone looking for a move-in ready home with character and value, this South End gem delivers comfort, convenience, and an unbeatable sense of home.