



**10124 104 Avenue  
Peace River, Alberta**

**MLS # A2315129**



**\$149,900**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** NA

Charming and move-in ready! This recently updated 900 sq. ft. home offers 2 bedrooms and 1 bathroom with numerous renovations completed within the past year. The main floor has been refreshed and features a bright, comfortable living space perfect for first-time buyers, down sizer, or investors. Brand new appliances add modern convenience and value to this attractive property. Outside, you will find 2 fully fenced lots offering privacy, space for pets or children, and room to enjoy the outdoors. Located in the south end of Peace River this is an excellent property with access to all the amenities in the down town area - as well easy walking or biking distance as tell to the local trails. Affordable, updated, and ready for immediate possession &mdash; this is a fantastic opportunity to own a well-maintained home at an excellent value! Low taxes and an aggressive listing price, combined with a negotiable seller, make this property an affordable option in today's market. Why rent when you can own for less? A package deal for A2315129 and A2315251 sold together will be aggressively negotiated. The homes will have tenants Aug 1 if not sold prior!!!