



GRASSROOTS
REALTY GROUP

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10030 102 Street
Peace River, Alberta

MLS # A2315251



\$109,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	624 sq.ft.	Age:	1921 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Excellent opportunity to own instead of rent! This cozy 624 square-foot home features 2 bedrooms, 1 bathroom, and a partial basement, making it an ideal option for a first-time home buyer, investor, or someone looking to downsize. The main floor has seen renovations and offers a comfortable, updated living space with plenty of potential. Located in the downtown area, you'll enjoy easy access to shopping, restaurants, and all amenities. 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!!!