



GRASSROOTS

REALTY GROUP

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**10310 101 Street
Peace River, Alberta**

MLS # A2325403



\$165,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | South End | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,092 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane, Front Yard | | |

| | | | |
|--------------------|---------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

New opportunity in Peace River's South End! This charming 3-bedroom, 1-bathroom home offers an excellent option for first-time buyers, downsizers, or investors looking for a property in a convenient, established neighborhood. Inside, you'll find a functional layout with comfortable living spaces and plenty of natural light. The three bedrooms provide flexibility for a growing family, guests, or a home office, while the full bathroom offers everyday convenience. Conveniently located, you'll enjoy being close to parks, scenic river walking trails, and all the amenities of downtown Peace River. Whether you're looking for an affordable place to call home or a great investment opportunity, this property is full of potential. Don't miss your chance to own this home — schedule your private viewing today!