



11514 101 Street  
Peace River, Alberta

MLS # A2327432



**\$485,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours B		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** All existing window coverings, shed, freezer in the storage room, TV's and mounts (3), TV mount in the basement(1)

Some homes offer a place to live. This one offers a place to truly experience the beauty of Peace River every single day. Perched high on a quiet South End street, this timeless character home captures some of the most spectacular panoramic views of the Peace River and valley you'll find anywhere. Thoughtfully designed to embrace its remarkable setting, nearly every principal living space has been positioned to take full advantage of the ever-changing landscape, creating a home that feels peaceful, inviting, and connected to nature in every season. Whether you're curled up with a good book in the tranquil reading room beside the cozy gas fireplace, preparing meals in the well-designed and functional kitchen, or relaxing in the cozy four-season sunroom warmed by the woodstove, you're always surrounded by breathtaking views that make every day feel a little more special. The outdoor living spaces are equally impressive. Multiple decks and beautifully landscaped grounds provide the perfect setting for morning coffee, family barbecues, evening sunsets, or simply sitting back and taking in the incredible scenery without ever turning your back on the valley below. It's a setting that truly has to be experienced in person. Inside, this home offers the perfect balance of character, comfort, and functionality. With five spacious bedrooms and three full bathrooms, there's room for growing families, guests, or anyone needing flexible living space. The fully finished basement expands your options even further with a large family room, abundant storage, and space for hobbies, recreation, or entertaining. Homes with this combination of timeless charm, thoughtful design, generous living space, and unforgettable views rarely come to market. Nestled in one of Peace River's most desirable South End locations, this is more than just a home&mdash;it's a front-row seat to one of Alberta's

most beautiful landscapes. Million-dollar views, exceptional character, and a location that's second to none—this remarkable property simply must be seen to be appreciated.