



**10026 102A Street
Peace River, Alberta**

MLS # A2328084



\$200,000

Division:	Downtown		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,232 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MIX COMM/RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Fridge Range Washer Dryer in lower level

This well-maintained 1½-storey home offers approximately 1,232 sq. ft. of comfortable living space including three bedrooms, including two spacious bedrooms on the upper level and one bedroom conveniently located on the main floor. The functional main level includes a bright kitchen, dining and living area, main-floor laundry, and a 4-piece bathroom for added convenience. Step outside to enjoy the large, fully fenced backyard, offering plenty of room for children, pets, gardening, or entertaining. The lower level provides excellent flexibility with its own separate entrance, one bedroom, a 4-piece bathroom, laundry area, and a small office or flex space. This layout offers excellent potential for extended family, guests, or future rental opportunities (subject to any required approvals). Numerous upgrades have been completed over the past 10–15 years, including PVC windows and a durable metal roof, adding long-term value and peace of mind. Whether you’re a first-time buyer, a growing family, or an investor, this versatile property offers space, functionality, and outstanding potential.