



GRASSROOTS
REALTY GROUP

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10111 106 Avenue
Peace River, Alberta

MLS # A2332379



\$310,000

Division:	South End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential Medium Densit
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: Washer and dryer in the suite, fridge in the house, garden and wood shed

A Rare Opportunity with Incredible Flexibility in Peace River's South End! Opportunities like this don't come along very often! Offering two separate buildings on two fenced lots, this unique property combines a comfortable 3-bedroom, 1-bathroom main home with a second detached building featuring a legal, self-contained 1 bedroom and 1 den, 1-bathroom upper-level suite and a handy workshop on the main floor. Whether you're looking for a home with income potential, a property for extended family, a place to live while generating rental income, or simply want the extra space and flexibility that a second building provides, this property opens the door to a whole range of possibilities. Located in Peace River's desirable South End, you'll enjoy the convenience of being within easy walking distance of the downtown core. Leave the vehicle parked and walk to work, shopping, restaurants, services and everything else downtown has to offer. The river and Peace River's scenic walking trails are also just a few blocks away, making it easy to enjoy the outdoors and take advantage of the beautiful river valley. The main home offers three bedrooms and a full bathroom, while both the house and detached suite have benefited from renovations and updates in recent years. The result is a pair of spaces that are ready for their next owners and offer a great opportunity to settle in without taking on a major renovation project right away. The possibilities here are what really make this property stand out. Live in the main house and rent out the upper suite, providing a potential source of additional income. Or use the second building for family, guests or a home-based setup while taking advantage of the workshop below. You could even explore using one property for yourself and the other as a dedicated rental. Whatever your plans, having a second

self-contained living space plus workshop space gives you options that are extremely hard to find in one property. Outside, the two fenced lots create a private and versatile setting with plenty of room to enjoy. There's a large garden, shed, generous parking and greenspace, providing plenty of space for gardening, hobbies, recreation, pets and outdoor entertaining. The fenced yard adds privacy while the additional land gives you room to spread out and make the property your own. Two living spaces. A workshop. Income potential. A private yard. And a location where downtown and the river trails are just a short walk away. This is a truly unique package and the kind of property you simply don't see hit the market very often. If you've been looking for something that offers more flexibility and possibilities than the typical home, this could be the one. Don't wait—book your showing today and come see everything this exceptional property has to offer!