



GRASSROOTS
REALTY GROUP

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10032 102 Street
Peace River, Alberta

MLS # A2334778



\$325,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	813 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Cork, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Preserved Wood
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	mixed commercial resident
Utilities:	-

Inclusions: shed

Smaller in size but packed with features, this well-kept 2-bedroom home in the downtown core offers smart, efficient living with surprising space and comfort. The main floor features a good-sized kitchen with an island, quality cabinetry, and great flow for everyday use. The main floor also has the primary bedroom with a 4 piece ensuite as well as a half bath and a heated, enclosed deck — perfect for year-round enjoyment. The homes walk-out basement provides easy access to parking. Additional features include central air conditioning and a low-maintenance yard ideal for busy professionals or anyone looking to simplify without sacrificing comfort. A great option for empty nesters or those wanting to downsize while staying close to amenities and shopping. Call today for your appointment to view.