

**10306 101 Street  
Peace River, Alberta**

**MLS # A2298136**



**\$59,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1925 (101 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** NA

If you are looking for the start if something to make into a home then this is the project for you - the home is sealed up and is relatively sound with a metal roof installed many years ago to protect from the elements. Its a smaller footprint so easy to incorporate the features you like and make this into a 2 bedroom 2 bath home for either rental income or for your own personal home. It will need someone who can see the home for what it could be as it will need work and a vision. Lets see if this home can fit your plans