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10714 101 Street  
Peace River, Alberta

MLS # A2300179



**\$200,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in the desirable south end of Peace River, this solid older home offers a fantastic opportunity for the right buyer to bring new life to a property full of potential. Set in a mature, established neighborhood, you'll appreciate the quiet surroundings while still being just a short distance to the river, scenic walking trails, and within easy walking distance of the downtown core. This home is not for the faint of heart—it requires vision, effort, and significant work to make it habitable again. However, the fundamentals are in place, making it an excellent project for investors, flippers, or buyers looking to create something truly their own. The main floor features two bedrooms and one bathroom, while the basement adds an additional bedroom and bathroom. A separate entrance and second kitchen downstairs open the door to a variety of possibilities. Outside, you'll find a 22' x 22' detached garage, providing great storage or workspace options, along with plenty of room for parking. If you're ready to roll up your sleeves and unlock the potential of this property, this could be the opportunity you've been waiting for.