

10123 106 Ave  
Peace River, Alberta

MLS # A2089054



**\$215,000**

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1943 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** ENERGY STAR Qualified Equipment

**Water:** -

**Floors:** Hardwood, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** SINGLE FAMILY RESIDENTIAL

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

This Beautiful South End home perched up high on the hillside with a great view from your 820 SqFt home. Walking up to the home it has great curb appeal with a walkway wrapping around to the side entrance of the house. First thing you will notice is the beautiful porch and pergola perfect for a mornings coffee sit or BBQ with friends. Entering in the side entrance you are greeted by a beautiful mudroom with lots of storage and coat space! Walking up the stairs you will see the kitchen to your right and living room to your left. The Kitchen has ample space and tons of cupboard's for the chef in your family. The living room has large windows letting tons of natural light beam into the home! Off the end of the living room was the front entrance which has been turned into a beautiful office for additional usable space! Rounding off the main floor you have 2 bedrooms and a full bathroom. Downstairs you have a rec room/ bedroom which has multitude of options for usage. Tons of storage in the basement as well and downstairs laundry. Outside you will see a landscaped backyard with a double detached heated garage in the back with extra parking if you don't like to park on the street. Don't miss out on this beautiful home and call today for a viewing!