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10313 110 Avenue  
Peace River, Alberta

MLS # A2105014



\$289,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | South End  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,346 sq.ft.   | Age:   | 1971 (53 yrs old) |
| Beds:     | 4  | Baths: | 2 full / 1 half   |
| Garage:   | Parking Pad  |        |                   |
| Lot Size: | 0.16 Acre  |        |                   |
| Lot Feat: | Back Yard, No Neighbours Behind, Landscaped, Street Lighting |        |                   |

|             |  |            |   |
|-------------|--|------------|---|
| Heating:    | Central, Natural Gas   | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum   | Sewer:     | -   |
| Roof:       | Asphalt  | Condo Fee: | -   |
| Basement:   | Finished, Full   | LLD:       | -   |
| Exterior:   | Vinyl Siding   | Zoning:    | R 1-A   |
| Foundation: | Poured Concrete  | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features:   | Beamed Ceilings, Ceiling Fan(s), High Ceilings, Storage, Vinyl Windows |            |   |

Inclusions: N/A

Check out the curb appeal on this walk-out bungalow located on the south end. Beautifully landscaped to show case the exterior landscape walls and raised front lawn. Add to this a raised patio by the main door and you have a cozy and welcoming entry. The back yard is huge and fully fenced; presenting a back drop of natural trees, a lush apple tree,, privacy and no back neighbors. A new cement patio has been added for your leisure. Many renovations have been completed within the last few years; windows, shingles and furnace, exterior stucco work, flooring, new kitchen counters with a farmhouse sink and refurbished cabinets. The living room features a lovely bank of new windows and beamed ceilings. The main floor laundry, with shiplap walls, is conveniently located just off the kitchen. The main bath will make you look twice as you take in this recent transformation. The walk-out basement is where you will find a cozy family room, office and large storage room. This home has so much to offer...just move on in and enjoy. All the hard work has already been completed.