

**10509 101 Street  
Peace River, Alberta**

**MLS # A2285306**



# \$199,000

<b>Division:</b>	South End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Residential-Medium Densit
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this charming and efficiently laid-out home that proves great things truly come in smaller packages. Light and bright throughout, the abundance of windows creates an inviting sense of space and warmth from the moment you step inside. The standout kitchen is a dream for its size, offering plenty of cupboard space, a pantry, and an easy flow into the spacious living room—perfect for everyday living and entertaining. The main floor features two comfortable bedrooms and a full bathroom, making the layout both practical and convenient. Downstairs, the partially finished basement adds excellent versatility with a second kitchen, a family room area, and space for an additional bedroom. You’ll also find a laundry area, utility room, and the beginnings of a full bathroom—ready for your finishing touches. Outside, a single detached garage with alley access provides parking or extra storage options. Located in Peace River’s desirable south end, this attractive home is just steps from the river and scenic walking trails, and within easy walking distance to downtown restaurants, shops, and amenities. Affordable, achievable, and full of potential—this is a fantastic opportunity to own a well-located home you’ll love. Call today to book your showing!