

11719 103 Street  
Peace River, Alberta

MLS # A2196377



\$349,000

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | South End                                                                 |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 3,394 sq.ft.                                                              | Age:   | 1979 (46 yrs old) |
| Beds:     | 4                                                                         | Baths: | 3                 |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.17 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Landscaped, No Neighbours Behind, Private, Sloped Up, Street L |        |                   |

|             |                                                                    |            |   |
|-------------|--------------------------------------------------------------------|------------|---|
| Heating:    | Baseboard, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove | Water:     | - |
| Floors:     | Ceramic Tile, Laminate, Linoleum                                   | Sewer:     | - |
| Roof:       | Asphalt                                                            | Condo Fee: | - |
| Basement:   | Finished, Full                                                     | LLD:       | - |
| Exterior:   | Stucco                                                             | Zoning:    | R |
| Foundation: | Poured Concrete                                                    | Utilities: | - |
| Features:   | Ceiling Fan(s), Central Vacuum                                     |            |   |
| Inclusions: | N/A                                                                |            |   |

This property on the south end of Peace River offers a unique blend of serene location and distinctive features. Situated on a tranquil "No Exit" street, this hilltop home is enveloped by trees ensuring privacy with no rear neighbors and direct access to a lush wooded area. The home boasts three family rooms. The lower-level family room features a striking wood-burning fireplace and expansive windows that flood the space with natural light. The main living area is accentuated by a captivating two-sided wood fireplace, providing warmth and ambiance to both the living room and an adjacent space. The kitchen is designed to be bright and cheerful, seamlessly flowing into another family room warmed by a ceramic wood stove - ideal for family gatherings and daily living. A dedicated cedar hot tub room offers a private retreat for relaxation. A newly installed top deck with updated railings spans the length of the house providing ample space for enjoying the surrounding views. The backyard includes a substantial wood shed capable of holding up to 10 cords of firewood supporting the home's multiple fireplaces and wood stove. Significant updates completed within the last ten years encompass new shingles, furnace, and the replacement of most windows. The exterior showcases new stucco, enhancing the home's aesthetic appeal. The property features hot water baseboard heating on the lower level and in the attached double garage, ensuring consistent warmth during colder months. With four bedrooms and three bathrooms spread across 3394 square feet, this home combines spacious living with the tranquility of its natural surroundings. A touch of personal updates could further enhance its charm, making it a remarkable place to call home.