

# \$339,900 - 11513 103 Street, Peace River

MLS® #A2181757

**\$339,900**

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.23 Acres

South End, Peace River, Alberta

Welcome to this move-in ready 4 bedroom 2.5 bath family home located in the South End. This stunning property boasts an abundance of beautiful renovations, starting with the open concept kitchen showcasing a modern island that provides additional counter space for meal preparation and casual dining. The upstairs living room offers an entertainment area with storage and a large window with picturesque views of Peace River. The dining room flows seamlessly from both the kitchen and living area, creating a perfect space for gatherings. The primary bedroom is on the main floor which includes an ensuite half bath. There are two additional bedrooms and a 4-piece bathroom. Downstairs is a spacious bonus room, providing an ideal setting for family gatherings, movie marathons, or playtime with children. The basement also features another large room suitable for a bedroom or office, and a convenient 3-piece bathroom open to the functional laundry room with extra storage. Outside, the attached double car garage displays brand new epoxy flooring and ample storage/workspace at the back. A door from the garage connects to the back deck off the dining room, overlooking the fenced and landscaped backyard. Additional upgrades to this home include a hot water tank (2020), furnace (2019), and new shingles installed this summer (2024). Conveniently located near a park, sledding hill and hiking/biking trails, this home offers a perfect blend of modern amenities and natural surroundings. Don't



miss the opportunity to make this beautifully renovated property your new home.

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2181757    |
| Price          | \$339,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,077       |
| Acres          | 0.23        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11513 103 Street       |
| Subdivision | South End              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1L9                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Parking Pad, Off Street |
| # of Garages   | 2   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Lawn, Sloped Up |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 163                |
| Zoning         | R 1-A              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.