# \$349,000 - 11719 103 Street, Peace River

MLS® #A2196377

#### \$349,000

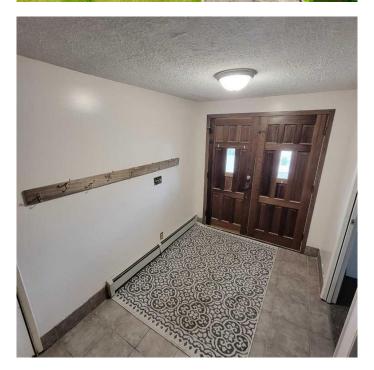
4 Bedroom, 3.00 Bathroom, 3,394 sqft Residential on 0.17 Acres

South End, Peace River, Alberta

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.

#### Built in 1979

#### **Essential Information**

MLS® # A2196377
Price \$349,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 3,394 Acres 0.17 Year Built 1979

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 11719 103 Street

Subdivision South End
City Peace River

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S1M1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum

Appliances Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave

Hood Fan, Washer/Dryer Stacked

Heating Forced Air, Natural Gas, Baseboard, Fireplace(s), Wood Stove, Wood

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Living Room, Wood Burning, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, No Neighbours Behind, Private, Sloped Up,

Street Lighting

Roof Asphalt Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 21st, 2025

Days on Market 244

Zoning R

### **Listing Details**

Listing Office Royal LePage Valley Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.