

# \$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, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Forced Air, Fireplace(s), Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	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	251
Zoning	R

## Listing Details

Listing Office	Royal LePage Valley Realty
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