

# \$125,000 - 10122 108 Avenue, Peace River

MLS® #A2188954

**\$125,000**

2 Bedroom, 1.00 Bathroom, 998 sqft

Residential on 0.11 Acres

South End, Peace River, Alberta

Charming and cozy with a welcoming ambiance! This sun-filled home features a bright dining and living area, an ample kitchen, and three bedrooms—one of which currently serves as a laundry room and office (but could be turned back into a bedroom and the laundry moved downstairs). With a well-maintained 1-bath layout, it's the perfect opportunity for first-time buyers or those looking to downsize. Recent updates, including new flooring and ceilings throughout most of the home, add a fresh touch, while the cheerful wood-burning fireplace creates a warm, inviting atmosphere. The unfinished basement provides storage space. A screened-in front porch and a private side yard—tucked between the house and the hill—offer perfect spots to relax and unwind. New shingles and roof vents, plus a single detached garage complete the picture! Don't wait—this affordable gem is available now and waiting for you to make it yours!

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2188954  |
| Price          | \$125,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 998       |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1950        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 10122 108 Avenue       |
| Subdivision | South End              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1L4                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Freezer |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                      |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Wood Burning                                  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | See Remarks            |
| Roof              | Asphalt Shingle        |
| Construction      | Metal Siding           |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 19th, 2025 |
| Days on Market | 117                |
| Zoning         | RES                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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