

# \$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, Washer, Freezer, Stove(s)
Heating	Fireplace(s), Forced Air, Natural Gas
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	103
Zoning	RES

## **Listing Details**

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

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.