

# \$449,000 - 6800 100 Avenue, Peace River

MLS® #A2206012

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,588 sqft

Residential on 7.59 Acres

NONE, Peace River, Alberta

Acreage living right in Town! All the conveniences of town are only a couple minutes away. Located on the west hill across the highway from the Hospital you will find this very unique property. There is plenty of room to roam here with beautiful lawn areas, wonderful private treed firepit area and a large fenced in garden spot to grow lots of vegetables. The outside also has lots of covered porches to relax and enjoy the scenery, a large 26x28 heated garage and abundant saskatoon, raspberry and other berry bushes on the property to enjoy. Inside the large home you will find a good sized kitchen with large dining area for lots of guests and the living room just past that with newer windows throughout that let in lots of natural light. Top that off with 3 bedrooms and 2 full baths, hardwood floors and main floor laundry and you have a complete package. Don't wait, call for your appointment to view.

Built in 1967

## Essential Information

MLS® #	A2206012
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,588
Acres	7.59



Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	6800 100 Avenue
Subdivision	NONE
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 0A8

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Front Yard, Garden, Gentle Sloping, Lawn, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 25th, 2025
Days on Market	134
Zoning	C2

### **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.