

# \$469,000 - 6800 100 Avenue, Peace River

MLS® #A2206012

**\$469,000**

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          | \$469,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,588     |
| Acres          | 7.59      |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1967                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| 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, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| 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   | Front Yard, Garden, Gentle Sloping, Landscaped, 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 | 86               |
| Zoning         | C2               |

## **Listing Details**

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

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