

# \$479,900 - 10603 99 Street, Peace River

MLS® #A2207465

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.27 Acres

South End, Peace River, Alberta

This charming River Front property, with its standout curb appeal, offers a perfect blend of character and location! Set on a spacious lot, it boasts panoramic views of the river and valley that are truly captivating. The current owners have made the most of this tranquil setting by creating a beautifully designed, private outdoor living space where you can relax and take in the scenery. Inside, large windows in the kitchen, dining, and living areas offer stunning views of the river, making the space both bright and inviting.

The home's layout is efficient and well-planned, featuring hardwood and tile floors throughout, and central air conditioning to keep you cool and comfortable. Upstairs, there are three sizable bedrooms along with an updated full bathroom. The lower level expands your living space with a fourth bedroom, two additional bathrooms, a large family room, and plenty of storage. There is a 21.6 x 11 attached garage for a small car or extra storage.

The expansive lot provides ample parking options, including a gravelled area off the back alley that's perfect for parking your boat or RV without using the front driveway. There's still plenty of room left for a garden or play area. Lovingly maintained, this home is located on one of the most desirable streets in Peace River, offering exceptional river views. Homes like this are rarely available, and it's easy to see why this is a view you won't want to miss!



Built in 1965

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207465      |
| Price          | \$479,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,196         |
| Acres          | 0.27          |
| Year Built     | 1965          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10603 99 Street        |
| Subdivision | South End              |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1M3                |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Block Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, RV Access/Parking, Single Garage Attached, Tandem |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Laminate Counters, No Smoking Home, Separate Entrance, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |

|                 |   |
|-----------------|---|
| # of Fireplaces | 1   |
| Fireplaces      | Brick Facing, Family Room, Gas, Living Room, Mantle |
| Has Basement    | Yes   |
| Basement        | Finished, Full                                      |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Outdoor Kitchen, Rain Gutters, Storage                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 79              |
| Zoning         | R 1-B           |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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