

# \$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	126
Zoning	R 1-B

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.