



10510 90 Street Peace River Alberta

\$375,000

The spectacular view is what you first notice when viewing this property. Built in 2005, this 1300 + sq. ft. modular home on a ICF basement is located in Upper West Peace with a 180-degree view of the Mighty Peace River. On the main level, you will find an open-concept kitchen, dining, and living rooms, all at the front of the home, allowing for a great river view. There are also 3 bedrooms and a full bathroom, and the master has a 3-piece ensuite. In the basement, there is another bathroom, along with 2 more bedrooms, a laundry room, and a large family room again with views out to the river and the hills on the East side of Peace River. Upgrades in the home include flooring, soft-close kitchen cabinets with granite countertops, kitchen appliances, and paint, all done in 2018. New 35-year roofing shingles were installed in the fall of 2023, and a new high-efficiency furnace in 2022, and a new boiler with circulation pump installed in the fall of 2023. The heating is forced air along with in-floor radiant heat in the basement. The wrap-around deck is made with composite decking, and there is a 1.5-sized detached garage, along with an 8'x12' shed at the rear of the property. Its proximity to the ski hill, walking trails, and the river allows for many outdoor activities right at your doorstep ... text or call for a viewing. (id:6769)

- Family room 26.00 Ft x 17.00 Ft
- 3pc Bathroom 8.92 Ft x 6.75 Ft
- Laundry room 10.92 Ft x 8.50 Ft
- Bedroom 16.75 Ft x 12.83 Ft
- Bedroom 12.83 Ft x 12.75 Ft
- Other 7.00 Ft x 7.58 Ft
- Eat in kitchen 21.00 Ft x 13.33 Ft

- Living room 21.00 Ft x 13.67 Ft
- Bedroom 10.33 Ft x 9.58 Ft
- 4pc Bathroom 8.33 Ft x 4.92 Ft
- Bedroom 12.83 Ft x 9.58 Ft
- Primary Bedroom 14.00 Ft x 13.17 Ft
- 3pc Bathroom 8.33 Ft x 7.67 Ft

Listing Presented By:



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