



## 10603 99 Street Peace River Alberta

\$479,900

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! (id:6769)

Primary Bedroom 13.67 Ft x 11.00 Ft  
Bedroom 9.75 Ft x 9.92 Ft  
Bedroom 12.50 Ft x 8.00 Ft  
4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Bedroom 9.75 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:  
Sutton Group Grande Prairie  
Professionals

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.