



GRASSROOTS
REALTY GROUP

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10304 85 Street
Peace River, Alberta

MLS # A2219524



\$469,900

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,224 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Interlocking Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A(20)
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Bar, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, mini fridge in the basement

Your Growing Family Deserves More Space — This Home Delivers! Has your family outgrown your current home? It's time to upgrade your lifestyle—and this spacious, well-designed home is the perfect place to start! With 4 bedrooms, 3 bathrooms, and a large family room, there's room for everyone to spread out and feel comfortable. Step inside and fall in love with the open-concept layout featuring beautiful vaulted ceilings that create a bright, airy atmosphere in the kitchen, dining, and living areas. The vaulted ceilings continue into the primary suite, adding a touch of luxury to your private retreat. Downstairs, the fully finished basement is designed for entertaining and relaxing alike. Whether you're hosting guests at the built-in bar or enjoying a cozy night in front of the fireplace with family, this space will quickly become a favorite. Step outside to enjoy warm summer days on your deck while the kids play in the fenced backyard. As the sun sets, gather around the firepit for an evening of memories under the stars. A wide brick driveway leads to a heated double attached garage, providing comfort and convenience no matter the weather. Plus, thoughtful extras like central air conditioning and an underground sprinkler system make everyday living easier and more enjoyable. This is the complete package—comfort, space, and style for your growing family. Don't wait—schedule your private showing today!