



**GRASSROOTS**  
REALTY GROUP

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10213 83 Street  
Peace River, Alberta

MLS # A2231037



**\$389,900**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Street Lighting		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Pantry, Storage

**Inclusions:** 2nd Fridge lower level

Welcome to this beautifully maintained and home, offering 1,248 square feet of comfortable living space. This charming residence features four bedrooms and two full bathrooms, along with a convenient half bathroom. The main level has been extensively renovated, boasting a large kitchen dining area and living room. The fully finished three-level layout includes the upper level with three bedrooms, 4 piece main bathroom and a large master suite with a 3 piece en suite and large walk in closet, the lower level offers a rec room, bedroom, and half bath. The fourth level supplies the mechanical room, a large partially finished recreation room, and an office space. Additional amenities include air conditioning ensuring comfort throughout the seasons and a private backyard overlooking the natural landscape of the valley hills - other upgrades worth noting are newer flooring, windows, and shingles. . Don't miss the opportunity to own this meticulously maintained home in a great location!