



GRASSROOTS
REALTY GROUP

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8325 101 Avenue
Peace River, Alberta

MLS # A2234002



\$265,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Saddleback Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 937 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|-------------------|-------------------|---|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | - |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

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| Inclusions: | N/A |
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Welcome to 8325 101 Avenue – a perfect starter home tucked away in the desirable Saddleback Ridge subdivision in Peace River. This well-maintained bungalow offers 4 bedrooms, 1 full bath, and a bright, cozy layout that’s ideal for first-time buyers or those looking to downsize. The fully finished basement provides extra living space and flexibility for a family room, office, or guest area. Step outside to enjoy the spacious, fully fenced backyard with mature trees, a bountiful apple tree, firepit area, and a large deck—perfect for relaxing or entertaining. A nicely finished shed adds extra storage or hobby space. This home also features central air conditioning, a newer asphalt roof, vinyl siding, laminate countertops, and a full appliance package including dishwasher, washer/dryer, and electric stove. With immediate possession available and loads of potential to add your personal touch, this home is a rare find in a quiet, family-friendly neighbourhood.