



GRASSROOTS
REALTY GROUP

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10302 83 Street
Peace River, Alberta

MLS # A2239292



\$434,900

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-A(20)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

Inclusions: Shed

Bright, Spacious, and Backing Onto Green Space – The Perfect Family Home! Welcome to this well maintained 4-bedroom, 3-bathroom home offering 1,278 square feet of thoughtfully designed living space, plus a fully finished basement that’s just as impressive as the main level! From the moment you arrive, you'll appreciate the warm and inviting curb appeal, complete with a charming covered front deck facing east—the ideal spot to enjoy your morning coffee. Step inside to discover light-filled, generously sized rooms with excellent storage throughout. The open-concept layout is perfect for family living and entertaining alike. The high ceilings in the basement allow for oversized windows, filling the space with natural light and creating a bright and open feel rarely found in lower levels. This home also features not one, but two covered decks—the back deck faces west and overlooks a peaceful park and green space, giving you no rear neighbors and easy access to nature. Whether you're relaxing in the morning sun out front or watching the sunset from your backyard, there’s a perfect space for every time of day. For those needing extra room for projects or gear, the oversized double attached garage is both heated and features extra-tall ceilings, making it mezzanine-ready for additional storage solutions. All this is located in a quiet, family-friendly neighborhood where parks, walking trails, and a sense of community are just steps from your door. This home truly has it all—space, comfort, and location. Don’t miss your chance to make it yours!