

1-833-477-6687 aloha@grassrootsrealty.ca

## 10517 82 Street Peace River, Alberta

MLS # A2241610



\$385,000

Division:	Saddleback Ridge		
Type:	Residential/Hou	ıse	
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Views		

Floors: Carpet, Laminate, Linoleum Sewer: -	
Roof: Asphalt Shingle Condo Fee: -	
Basement: Finished, Full LLD: -	
Exterior: Wood Frame Zoning: R	
Foundation: Poured Concrete, Wood Utilities: -	

Features: No Smoking Home

Inclusions: NA

Charming two-story home built in 1989, offering 1,676 sq ft of living space. This well-maintained property features 3 spacious bedrooms and 2 full bathrooms upstairs, plus a convenient half bath on the main level. Multiple large areas for dining or socializing are all practical and very usable for a multitude of uses from office space to entertaining. Some of the recent upgrades in the past few years include hot water tank, shingles, appliances and decks - as well the sellers have installed a sump pump and matting around the house to be proactive against water incursion. Enjoy the attached double-car garage with ample storage and you will see this is a great location close to amenities. A perfect family home!