



**GRASSROOTS**  
REALTY GROUP

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10517 82 Street  
Peace River, Alberta

MLS # A2241610



**\$395,000**

Division:	Saddleback Ridge		
Type:	Residential/House		
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		

Heating:	Forced Air, Natural Gas	Water:	-
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!