



**GRASSROOTS**  
REALTY GROUP

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10509 81 Street  
Peace River, Alberta

MLS # A2241726



**\$325,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Saddleback Ridge   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 4 Level Split  |        |                   |
| Size:     | 1,179 sq.ft.   | Age:   | 1989 (36 yrs old) |
| Beds:     | 4  | Baths: | 3                 |
| Garage:   | Double Garage Attached   |        |                   |
| Lot Size: | 0.18 Acre  |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private |        |                   |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | Forced Air, Natural Gas   | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum, Tile                                  | Sewer:     | -    |
| Roof:       | Asphalt Shingle   | Condo Fee: | -    |
| Basement:   | Finished, Full  | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame  | Zoning:    | R1-A |
| Foundation: | Poured Concrete   | Utilities: | -    |
| Features:   | High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |            |      |

Inclusions: N/A

Modern Comfort Meets Timeless Charm &ndash; Welcome Home! Step inside this beautifully updated 1179 square foot split-level gem, where comfort, style, and functionality come together in perfect harmony. Offering 4 bedrooms and 3 full bathrooms, this home is designed with families in mind and finished with a touch of elegance throughout. The main floor has been completely renovated and features a gorgeous modern kitchen with a smart layout, sleek finishes, and ample storage. Whether you're hosting a dinner party or enjoying a quiet meal, this space is sure to impress. Rich hardwood floors flow through the inviting living room, anchored by a cozy stone gas fireplace that sets the tone for warm, memorable evenings. Thoughtful updates continue into the entryway and kitchen, where tile floors and stylish lighting create a fresh, welcoming atmosphere. Upstairs, you'll find three comfortable bedrooms and two bathrooms, including a bright and airy primary suite. On the third level, a fourth bedroom and third bathroom are accompanied by a cheerful family room and laundry area&mdash;ideal for relaxing or accommodating guests. Need more space? The lowest level offers a versatile office or studio area and plenty of storage to keep everything organized and out of sight. Outside, a large back deck catches the morning sun, while the fenced, private yard with mature trees offers a peaceful retreat. A double car garage completes the package. Located in a sought-after neighborhood, this home offers the perfect blend of location, layout, and value. If you're looking for a move-in ready home with space to grow and room to breathe&mdash;this is it!