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## 8221 102 Avenue Peace River, Alberta

MLS # A2245236



\$399,999

Division:	Saddleback Ridge				
Туре:	Residential/House				
Style:	3 Level Split				
Size:	1,091 sq.ft.	Age:	1989 (36 yrs old)		
Beds:	4	Baths:	2		
Garage:	Double Garage Attached				
Lot Size:	0.15 Acre				
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard				

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-A
Foundation:	Wood	Utilities:	-

See Remarks

Inclusions: N/A

Features:

Welcome to this charming 3-level split home in the desirable neighborhood of Saddleback! Step inside to a bright and open living room that flows seamlessly into the dining area and a stunning kitchen with plenty of counter space—perfect for meal prep and entertaining . there are 3 bedrooms upstairs, one of them being the large primary bedroom offering direct access to the main 4-piece bathroom. The lower level features a spacious recreation room with a cozy natural gas fireplace, an extra bedroom, laundry facilities, and plenty of storage space. Outside, relax in your fully fenced backyard with a large deck and pergola—perfect for enjoying warm summer days. Situated on a spacious lot with no neighbors behind, you'll enjoy privacy along with convenient access to a playground, park, and scenic walking trails. Recent updates include a modernized bathroom, new flooring, hot water tank, siding, and windows. This home is move-in ready, call today to schedule a viewing!