



GRASSROOTS
REALTY GROUP

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

8221 102 Avenue
Peace River, Alberta

MLS # A2245236



\$420,000

Division:	Saddleback Ridge		
Type:	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:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-A
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!