



GRASSROOTS
REALTY GROUP

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10325 83 Street
Peace River, Alberta

MLS # A2252200



\$450,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-A(20)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: All existing window blinds, shed

Spacious, Updated Family Home in a Prime Location! This beautifully refreshed home is designed with families in mind and offers the space, comfort, and convenience you've been looking for. Located in a highly sought-after, family-friendly neighborhood, you'll love being just steps away from a large community park with playground, walking trails, and an outdoor skating rink. With a total of 5 bedrooms and 3.5 bathrooms, there's room here for everyone. Upstairs, you'll find four generous bedrooms all on the same level—a rare and practical layout for family living. The primary suite is a true retreat, complete with a large ensuite featuring a relaxing soaker tub, walk-in shower, and walk-in closet. The main floor offers a bright, open layout where the kitchen, eating nook, and family room flow seamlessly together, creating the perfect hub for entertaining or casual everyday living. The family room offers a cozy wood fireplace making it a great place to gather round. A convenient main floor laundry room makes daily life a little easier. The fully finished basement expands your living space even further, ideal for a rec room, home theater, or kids' hangout. Outside, the property continues to impress. The 23x23 attached garage provides excellent parking and storage, while the 12x20 backyard shed offers even more versatility. The yard is beautifully landscaped and easy to maintain thanks to the underground sprinkler system. A large, private back deck and fully fenced yard make it the perfect spot for children, pets, and summer evenings outdoors. This is a home where modern updates meet family-friendly design—all in a welcoming neighborhood close to everything you need.