



GRASSROOTS
REALTY GROUP

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

10413 83 Street
Peace River, Alberta

MLS # A2258037



\$409,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Saddleback Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,305 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Few Trees, Front Yard, Lawn, Level | | |

| | |
|-------------|-------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Linoleum, Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Vinyl Windows, Wet Bar |

| | |
|------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-1A |
| Utilities: | - |

Inclusions: N/A

Welcome to this spacious and well-appointed home in the desirable Saddleback Ridge neighborhood. With over 1,300 sq. ft. , this property offers 3 bedrooms upstairs and 1 downstairs plus 3 bathrooms, including a beautifully renovated ensuite in the primary bedroom. Enjoy the convenience of main floor laundry, newer window coverings in some of the bedrooms, and a fully equipped sprinkler system to keep your yard looking its best. Stay cool in the summer with central air conditioning, and keep your vehicles warm in the winter thanks to the good-sized double attached heated garage. Whether you're a growing family or simply looking for a home with thoughtful upgrades, this property delivers comfort, functionality, and value. Call for your appointment to view