



8325 101 Ave
Peace River, Alberta

MLS # A2274660



\$255,000

Division: Saddleback Ridge

Type: Residential/House

Style: 1 and Half Storey

Size: 937 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 4 **Baths:** 1

Garage: Off Street

Lot Size: 0.17 Acre

Lot Feat: Back Yard, Cleared

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Welcome to 8325 101 Avenue – a perfect starter home tucked away in the desirable Saddleback Ridge subdivision in Peace River. This well-maintained bungalow offers 4 bedrooms, 1 full bath, and a bright, cozy layout that's ideal for first-time buyers or those looking to downsize. The fully finished basement provides extra living space and flexibility for a family room, office, or guest area. Step outside to enjoy the spacious, fully fenced backyard with mature trees, a bountiful apple tree, firepit area, and a large deck—perfect for relaxing or entertaining. A nicely finished shed adds extra storage or hobby space. This home also features central air conditioning, a newer asphalt roof, vinyl siding, laminate countertops, and a full appliance package including dishwasher, washer/dryer, and electric stove. With immediate possession available and loads of potential to add your personal touch, this home is a rare find in a quiet, family-friendly neighbourhood.