



GRASSROOTS
REALTY GROUP

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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.