



**GRASSROOTS**  
REALTY GROUP

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**10302 83 Street**  
**Peace River, Alberta**

**MLS # A2279748**



**\$414,900**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-A(20)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Shed

Bright, Spacious & Backing Onto Green Space &mdash; A Family Home That Truly Delivers! Welcome to this beautifully maintained 4-bedroom, 3-bathroom home offering 1,278 sq. ft. of well-designed living space, plus a fully finished basement that feels anything but below grade. From the moment you arrive, you&rsquo;ll be drawn in by the welcoming curb appeal and charming east-facing covered front deck &mdash; the perfect spot to enjoy your morning coffee as the sun rises. Inside, you&rsquo;ll find bright, generously sized rooms, excellent storage throughout, and an open-concept layout ideal for both everyday family living and entertaining. The fully finished basement is a standout feature, boasting high ceilings and oversized windows that flood the space with natural light, creating a warm, open atmosphere rarely found in lower levels. Outdoor living is equally impressive with two covered decks to enjoy at any time of day. The west-facing back deck overlooks a serene park and green space, offering no rear neighbors, peaceful views, and easy access to walking trails and nature. The oversized, heated double attached garage features extra-tall ceilings and is mezzanine-ready &mdash; perfect for added storage, hobbies, or all your recreational gear. Situated in a quiet, family-friendly neighborhood surrounded by parks and pathways, this home checks all the boxes for space, comfort, and location. A rare find that truly has it all &mdash; don&rsquo;t miss the opportunity to make it yours!