



**GRASSROOTS**  
REALTY GROUP

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8213 105 Avenue  
Peace River, Alberta

MLS # A2107836



**\$312,500**

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,273 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential 1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

Family home with detached garage and large yard for sale in Saddleback! This 4 level split has 3 bedrooms and 2 baths (one is an ensuite!) on the upper level. On the main floor you have the kitchen and living room with enough room for a formal dining space! On the lower level you will find a large living room with large windows, complete with a wood stove for those chilly winter nights. A spacious laundry room is also located on this level. On the next level is a fourth bedroom as well as a large storage room, cold room and the utility room. In the back yard you will find the space is nearly fully fenced and is complete with a covered deck. Check out the 360 virtual tour now available in the media section and the floor plans in the photos section! If this left you wanting to see more book an appointment to check out all this family home has to offer!