



**GRASSROOTS**  
REALTY GROUP

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10406 81 Street  
Peace River, Alberta

MLS # A2126507



**\$340,000**

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Interior Lot, No Neighbours Behind		

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

New to the market is this completely renovated home that is now waiting for the new owner - flooring paint and updated kitchen, new bathrooms, PVC windows, high efficiency forced air furnace and in floor heat for the basement - one of the more efficient ways to heat your home!! The home offers 4 bedrooms - 2 four piece bathrooms - new vinyl flooring up and down - 20 x 23 double car garage with pave driveway. All this on a comfortable sized lot that is fully fenced with no neighbors behind. If you are looking for that move in ready home in the Saddle back area of Peace River then here it is - plus you get the west hill benefit of been close to the amenities - shopping, grocery stores, hospital, clinic.... its quite a remarkable area for families!!! The sign is up!!! Call today!!!