



**8218 104 Avenue**  
**Peace River, Alberta**

**MLS # A2129966**



**\$395,000**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,851 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1A (20)
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Huge house with Huge Potential! This Saddleback home has so much to offer with a very unique layout including a bonus room off the kitchen that looks out to the back yard, 3 living room areas, a massive ensuite bathroom and a walk in closet like no other. There are so many possibilities in a home such as this. The location is ideal with it backing onto the park so you can leave your back yard and step right onto the walking paths. Don't wait, call today to set up your appointment to view.