



**8218 102 Avenue**  
**Peace River, Alberta**

**MLS # A2172158**



**\$322,000**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Family friendly Saddleback Ridge is calling your name and this great priced bungalow is sure to delight! Great street appeal greets you as you pull up. The inviting front deck says welcome home and gives you a great spot to sit and wind down in the evenings after a long day. Or go around back and check out the gorgeous and huge backyard that has a spacious deck that is perfect for evenings outdoors enjoying the BBQ and time spent with friends. Head inside and take in the spacious kitchen that has ample cupboard space and plenty of natural light thanks to the patio doors off the dining room that take you to that back deck. The adjacent living room is large and is made to feel larger with the big picture window. There are a total of 3 spacious bedrooms on the main floor including the primary bedroom with 1/2 bath ensuite. Another full bathroom down the hall gives you two bathroom options. The basement houses the laundry area and another room to use as you see fit. The rest of the basement is started and has some drywalling done but otherwise is a blank canvas for you to put your finishing touches on. There is also a good sized double car detached garage providing more storage and parking space. Well maintained and move in ready, this home offers all that you are looking for and more! Call today to book your private viewing.