

# \$265,000 - 8325 101 Avenue, Peace River

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MLS® #A2234002

**\$265,000**

4 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.17 Acres

Saddleback Ridge, Peace River, Alberta

Welcome to 8325 101 Avenue – a perfect starter home tucked away in the desirable Saddleback Ridge subdivision in Peace River. This well-maintained bungalow offers 4 bedrooms, 1 full bath, and a bright, cozy layout that’s ideal for first-time buyers or those looking to downsize.

The fully finished basement provides extra living space and flexibility for a family room, office, or guest area. Step outside to enjoy the spacious, fully fenced backyard with mature trees, a bountiful apple tree, firepit area, and a large deck—perfect for relaxing or entertaining. A nicely finished shed adds extra storage or hobby space.

This home also features central air conditioning, a newer asphalt roof, vinyl siding, laminate countertops, and a full appliance package including dishwasher, washer/dryer, and electric stove. With immediate possession available and loads of potential to add your personal touch, this home is a rare find in a quiet, family-friendly neighbourhood.

Built in 1980

## Essential Information

MLS® #                    A2234002

Price                      \$265,000

Bedrooms                4



Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8325 101 Avenue
Subdivision	Saddleback Ridge
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1N2

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
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Days on Market      17

## **Listing Details**

Listing Office              Grassroots Realty Group Ltd.

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