

**8325 101 Ave  
Peace River, Alberta**

**MLS # A2274660**

**\$255,000**



|                  |                    |               |                   |
|------------------|--------------------|---------------|-------------------|
| <b>Division:</b> | Saddleback Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 1 and Half Storey  |               |                   |
| <b>Size:</b>     | 937 sq.ft.         | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 4                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street         |               |                   |
| <b>Lot Size:</b> | 0.17 Acre          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cleared |               |                   |

|                    |                                    |                   |   |
|--------------------|------------------------------------|-------------------|---|
| <b>Heating:</b>    | Central                            | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Vinyl                      | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Shingle                            | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Partial                            | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Slab                               | <b>Utilities:</b> | - |
| <b>Features:</b>   | Ceiling Fan(s)                     |                   |   |
| <b>Inclusions:</b> | N/A                                |                   |   |

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.