

# \$399,999 - 8221 102 Avenue, Peace River

MLS® #A2245236

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.15 Acres

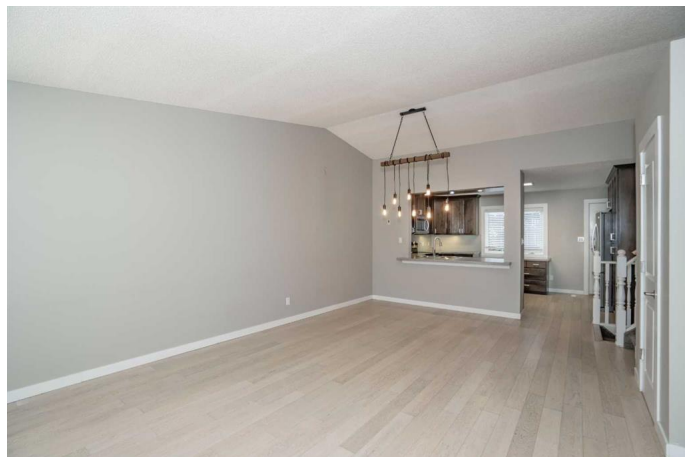
Saddleback Ridge, Peace River, Alberta

Welcome to this charming 3-level split home in the desirable neighborhood of Saddleback! Step inside to a bright and open living room that flows seamlessly into the dining area and a stunning kitchen with plenty of counter space—perfect for meal prep and entertaining. There are 3 bedrooms upstairs, one of them being the large primary bedroom offering direct access to the main 4-piece bathroom. The lower level features a spacious recreation room with a cozy natural gas fireplace, an extra bedroom, laundry facilities, and plenty of storage space. Outside, relax in your fully fenced backyard with a large deck and pergola—perfect for enjoying warm summer days. Situated on a spacious lot with no neighbors behind, you™ll enjoy privacy along with convenient access to a playground, park, and scenic walking trails. Recent updates include a modernized bathroom, new flooring, hot water tank, siding, and windows. This home is move-in ready, call today to schedule a viewing!

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2245236  |
| Price      | \$399,999 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,091         |
| Acres          | 0.15          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8221 102 Avenue        |
| Subdivision | Saddleback Ridge       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1N1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks                                                          |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, City Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Wood                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 63               |
| Zoning         | R1-A             |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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