

# \$255,000 - 8325 101 Avenue, Peace River

MLS® #A2234002

## \$255,000

4 Bedroom, 1.00 Bathroom, 937 sqft

Single Family on 0.17 Acres

Saddleback Ridge, Peace River, Alberta

Welcome to 8325 101 Avenue â€” 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 thatâ€™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 deckâ€”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. (id:6289)

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2234002  |
| Price          | \$255,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Square Footage | 937       |



|            |               |
|------------|---------------|
| Acres      | 0.17          |
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8325 101 Avenue  |
| Subdivision | Saddleback Ridge |
| City        | Peace River      |
| Province    | Alberta          |
| Postal Code | T8S1N2           |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Schools, Shopping |
| Parking Spaces | 4                 |
| Parking        | Parking Pad       |

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Refrigerator, Stove, Washer & Dryer |
| Heating      | Central heating                     |
| Cooling      | Central air conditioning            |
| # of Stories | 1                                   |
| Has Basement | Yes                                 |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Foundation | Poured Concrete |

### Listing Details

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



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Listing information last updated on October 17th, 2025 at 1:31am PDT