



GRASSROOTS
REALTY GROUP

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8322 101 Avenue
Peace River, Alberta

MLS # A2305526



\$280,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, High Efficiency, Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Smart Home, Storage, Sump Pump(s), Track Lighting, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1A
Utilities:	-

Inclusions: 12x12 Shed, Small shed

Fully renovated West Hill gem in Saddleback! Extensively rebuilt following a 2023 fire, this home has been redone from the studs up, offering the feel of a brand-new property without the new-build price tag. Featuring all-new insulation and vapour barrier throughout, plus upgraded attic insulation, this home is built for efficiency and comfort. Major updates include new shingles, furnace, electrical, and main floor windows and doors. The stylish, on-trend kitchen is both functional and inviting, complete with modern appliances. The bathroom and bedrooms have been fully renovated with fresh, contemporary finishes. Step outside to a private, thoughtfully designed backyard showcasing a garden area, a 12x12 shed (2024), and a newly fenced yard (2025) - perfect for relaxing or entertaining. The basement is open for future development, with plumbing already in place for an additional bathroom. Located in a quiet West Hill setting, this property delivers exceptional value with all the big-ticket upgrades already done. Move in and enjoy - schedule your private viewing today!