



**GRASSROOTS**  
REALTY GROUP

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10312 86 Street  
Peace River, Alberta

MLS # A2322578



**\$85,000**

Division: Saddleback Ridge

Lot Size: 0.38 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-1A(20)

Water: -

Sewer: -

Utilities: -

**BUILD YOUR DREAM HOME IN SADDLEBACK RIDGE!** Located in one of Peace River's most sought-after neighborhoods, Saddleback Ridge is the perfect place to put down roots and create the lifestyle you've always imagined. Surrounded by beautiful homes, friendly neighbors, and stunning natural scenery, this exceptional 16,412 sq. ft. pie-shaped lot offers the space, privacy, and flexibility that today's families are looking for. Tucked away in a quiet cul-de-sac, this oversized lot provides a peaceful setting while still being close to all the amenities you need. The gently sloping terrain at the rear of the property opens the door to the possibility of a highly desirable walk-out basement, allowing you to maximize both your home's design and its connection to the outdoors. Whether you're dreaming of a sprawling custom home, a spacious garage, a backyard oasis, or simply plenty of room for the kids and pets to play, this property gives you the freedom to make it happen. With the beautiful Saddleback hills and walking areas just steps away, you'll enjoy the perfect balance of nature, recreation, and community living. Large lots in premier locations are becoming increasingly hard to find, and this one checks all the boxes. Build exactly what you want, in the neighborhood everyone wants to call home. This is more than just a lot—it's the foundation for your future.