



10619 84 Street
Peace River, Alberta

MLS # A2326959



\$520,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,584 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully crafted custom-built home offering 1,584 sq. ft. of thoughtfully designed living space, complete with 5 bedrooms, 3 full bathrooms and convenient main floor laundry. The open-concept main level showcases quality finishes throughout, including rich espresso soft-close cabinetry, a gas range, prep sink with garburator, built-in wine rack, custom handcrafted blacksmith railings, window coverings, and a cozy gas fireplace that anchors the main living area. Retreat to the impressive private primary suite, perfectly situated above the garage for added privacy. This relaxing space features a spacious walk-in closet and a luxurious ensuite complete with a steam shower featuring Bluetooth speakers, cedar seating, dual vanities, and plenty of room to unwind. The fully developed basement offers additional living space with just a few finishing touches remaining. One bedroom has been designed as a canning room, complete with water access and additional electrical outlets, making it ideal for preserving your harvest, hobbies, or a flexible workspace. The basement is also roughed in for a future wet bar. Situated on a generous 0.21-acre fully fenced lot, the backyard is perfect for families and gardeners alike, featuring a live garden with a little TLC it will be ready for your green thumb touch! The finished and heated triple attached garage offers direct backyard access and is well-equipped with 220-volt power, generator capabilities, ceiling fans and floor drain. Outside, the extended concrete driveway provides ample room for RV parking, trailers, and additional vehicles. Additional features include central vacuum, wet bar rough-in, and a home designed with comfort, quality, and functionality in mind.