

\$315,000 - 8209 105 Avenue, Peace River

MLS® #A1243274

\$315,000

5 Bedroom, 3.00 Bathroom, 1,294 sqft
Residential on 0.13 Acres

Saddleback Ridge, Peace River, Alberta

Enjoy a \$5,000 decorating bonus to be provided at closing! This home is located in the highly sought after neighborhood of Saddleback Ridge. This family friendly residential area is quiet, complete with parks an outdoor skating rink while still being close to amenities. This home has been well maintained with many updates including furnace, windows, shingles, countertops, bath tub and more! Walking into the home you will immediately notice how spacious it feels with vaulted ceilings and sight lines to the formal dining room on the upper level. The kitchen is set up with the perfect balance of counter and pantry space, while also allowing room for a less formal dining space. On the upper level you will find 3 bedrooms and a full bath as well as a 3-piece ensuite bathroom in the master bedroom. On the lower level you will find it's nice and bright with large windows! The family room is the perfect place to gather and is complete with a gas fireplace. This level has been finished with 2 large bedrooms, another 3-piece bathroom, laundry room, and additional storage. Outside you will find an oversized single finished garage (insulated, heated and wired with 220) and landscaped yard complete with pond and established perennial gardens as well as nicely developed decks which are perfect for enjoying those summer days! The main deck in the back is covered so can still be enjoyed on hot or raining days. If it's too hot outside head inside and enjoy the central air!



Virtual tour is available in the media section,
floor plan is available in photos section!

Built in 1989

Essential Information

MLS® #	A1243274
Price	\$315,000
Sold Price	\$300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,294
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	8209 105 Avenue
Subdivision	Saddleback Ridge
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1M8

Amenities

Parking Spaces	5
Parking	Asphalt, Driveway, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	July 26th, 2022
Date Sold	November 22nd, 2023
Days on Market	480
Zoning	Residential 1-A
HOA Fees	0.00

Listing Details

Listing Office	Re/max Northern Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.