



780-832-0996
derek.estabrook@outlook.com

10632 85 Street
Peace River, Alberta

MLS # A2141841



\$975,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,582 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Low M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-A(20)
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: See attachment

This custom built gem had the owner pull out all of the stops and spare no expense when it was built! A house like this doesn't come along every day and you have to see it to believe it! All of the extras and well thought out ideas are here! Huge garage with TWO lifts allowing you lots of parking. High ceilings and storage galore are also found throughout the well designed garage. A custom kitchen with great appliances and a large dining room and adjacent living room with gas fireplace make this a house to enjoy on the inside as well! Plus with a total of 4 bedrooms and 3 bathrooms, space for the family will never be an issue. Landscaping and composite decking that is top of the line and built to last also features a hot tub, see-through fireplace into the house, full outdoor kitchen and no neighbors behind to give you a great sense of space and privacy. A beautiful driveway and a gorgeous retaining wall combine to create great street appeal for this home but also create a full RV parking pad with hookups. The fully finished basement offers up a theatre room and custom bar area that allows you the best space to host friends and family. Acrylic stucco, in-floor heat and forced air heat that is all zoned, central air conditioning, speaker system, fully alarmed and monitored for temperature, humidity, carbon monoxide and fire are just a few of the extra features of this phenomenal home. The ideas were all well executed and the end product is sure to impress. Move in and enjoy all of the work and care the current owners put into this home. Call today to book your private viewing!