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10310 81 Street
Peace River, Alberta

MLS # A2173299



\$345,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Lands		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-A
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Dishwasher (sold as is, where is) all existing window coverings, 10x10 shed

Great neighborhoods make for great homes and the neighborhood of Saddleback on Peace River's West side is one of those great neighborhoods. Nice and quiet and full of families, you will feel welcome here. Plus this home backs onto the walking trails giving you easy access to the trail system and the added bonus of no neighbors behind. The house itself has a total of 4 bedrooms and 3 bathrooms. Two bedrooms on the upper level include the spacious primary suite with 3 piece ensuite. Besides the ensuite, there is another full bathroom giving you two bathrooms on the main living level. The lower level gives you two more bedrooms and another bathroom. The basement is fully finished and because it is a bi-level, the windows are large and let in lots of natural light making this space feel more warm and inviting. Back upstairs, the kitchen has plenty of space to work in. Lots of cupboards, ample counter space and a corner pantry make this kitchen super functional. The dining room is adjacent and has doors to the back deck and the living room is close enough to make entertaining a breeze. The large double detached garage is heated and is great for inside parking in the winter. A nice yard, a 10x10 shed and even air conditioning make this one house you have to see. Don't wait and make the call today to schedule your private viewing!