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10517 82 Street  
Peace River, Alberta

MLS # A2203128



**\$410,000**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,676 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Shed

Charming two-story home built in 1989, offering 1,676 sq ft of living space. This well-maintained property features 3 spacious bedrooms and 2 full bathrooms upstairs, plus a convenient half bath on the main level. Multiple large areas for dining or socializing are all practical and very usable for a multitude of uses from office space to entertaining. Some of the recent upgrades in the past few years include hot water tank, shingles, appliances and decks - as well the sellers have installed a sump pump and matting around the house to be proactive against water incursion. Enjoy the attached double-car garage with ample storage and you will see this is a great location close to amenities. A perfect family home!