\$255,000 - 8325 101 Avenue, Peace River

MLS® #A2234002

\$255,000

4 Bedroom, 1.00 Bathroom, 937 sqft Residential on 0.17 Acres

Saddleback Ridge, Peace River, Alberta

Welcome to 8325 101 Avenue – a perfect starter home tucked away in the desirable Saddleback Ridge subdivision in Peace River. This well-maintained bungalow offers 4 bedrooms, 1 full bath, and a bright, cozy layout that's ideal for first-time buyers or those looking to downsize.

The fully finished basement provides extra living space and flexibility for a family room, office, or guest area. Step outside to enjoy the spacious, fully fenced backyard with mature trees, a bountiful apple tree, firepit area, and a large deckâ€"perfect for relaxing or entertaining. A nicely finished shed adds extra storage or hobby space.

This home also features central air conditioning, a newer asphalt roof, vinyl siding, laminate countertops, and a full appliance package including dishwasher, washer/dryer, and electric stove. With immediate possession available and loads of potential to add your personal touch, this home is a rare find in a quiet, family-friendly neighbourhood.

Built in 1980

Essential Information

MLS® # A2234002 Price \$255,000

Bedrooms 4







Bathrooms 1.00

Full Baths 1

Square Footage 937

Acres 0.17

Year Built 1980

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 8325 101 Avenue

Subdivision Saddleback Ridge

City Peace River

County Peace No. 135, M.D. of

Province Alberta

Postal Code T8S 1N2

Amenities

Parking Spaces 4

Parking Parking Pad

Interior

Interior Features Laminate Counters

Appliances Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer

Heating Central

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 135

Listing Details

Listing Office Grassroots Realty Group Ltd.

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