

\$399,999 - 8221 102 Avenue, Peace River

MLS® #A2245236

\$399,999

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.15 Acres

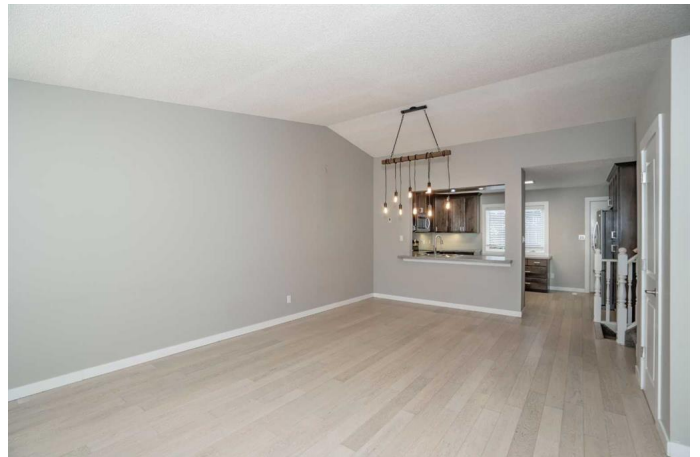
Saddleback Ridge, Peace River, Alberta

Welcome to this charming 3-level split home in the desirable neighborhood of Saddleback! Step inside to a bright and open living room that flows seamlessly into the dining area and a stunning kitchen with plenty of counter space—perfect for meal prep and entertaining. There are 3 bedrooms upstairs, one of them being the large primary bedroom offering direct access to the main 4-piece bathroom. The lower level features a spacious recreation room with a cozy natural gas fireplace, an extra bedroom, laundry facilities, and plenty of storage space. Outside, relax in your fully fenced backyard with a large deck and pergola—perfect for enjoying warm summer days. Situated on a spacious lot with no neighbors behind, you™ll enjoy privacy along with convenient access to a playground, park, and scenic walking trails. Recent updates include a modernized bathroom, new flooring, hot water tank, siding, and windows. This home is move-in ready, call today to schedule a viewing!

Built in 1989

Essential Information

MLS® #	A2245236
Price	\$399,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,091
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	8221 102 Avenue
Subdivision	Saddleback Ridge
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1N1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 4th, 2025
Days on Market	107
Zoning	R1-A

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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