

# \$130,000 - 203, 8530 99 Avenue, Peace River

MLS® #A2260626

**\$130,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Saddleback Ridge, Peace River, Alberta

Located on the desirable west side of Peace River, this immaculate top-floor condo offers breathtaking views of the river valley right from your private deck. This two-bedroom, one-bathroom unit features modern upgrades throughout, including a beautifully redone kitchen with upgraded cabinetry and all essential appliances. The bathroom, living room, and bedrooms have also been tastefully updated, ensuring a move-in-ready experience. With a prime location, large deck with exceptional north east view over the town and a large storage unit, this condo is perfect for anyone looking for comfort and convenience. Availability of this spectacular unit is immediate and allows the future owner to be in this unit before winter

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260626    |
| Price          | \$130,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 802         |
| Acres          | 0.00        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 8530 99 Avenue    |
| Subdivision | Saddleback Ridge       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S1Y2                 |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan                                    |
| Appliances        | Dishwasher, Range, Refrigerator, Window Coverings |
| Heating           | Baseboard, Boiler, Hot Water, Natural Gas         |
| Cooling           | None                                              |
| # of Stories      | 2                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 33                   |
| Zoning         | R                    |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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