

# \$265,000 - 8325 101 Avenue, Peace River

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MLS® #A2234002

**\$265,000**

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 deck—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    | \$265,000 |
| 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      63

**Listing Details**

Listing Office              Grassroots Realty Group Ltd.

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