

# \$325,000 - 8106 105 Avenue, Peace River

MLS® #A2231426

**\$325,000**

5 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.16 Acres

Saddleback Ridge, Peace River, Alberta

Spacious, Solidly Built Home with Incredible Potential in a Quiet Cul-de-Sac! Discover the perfect opportunity to create your dream home in this spacious, well-built property. Nestled on a large pie-shaped lot in a quiet, family-friendly cul-de-sac, this home offers an abundance of space, privacy, and endless potential for modern updates and personal touches. With 5 bedrooms and 3 bathrooms, there's room here for growing families, multigenerational living, or the addition of work-from-home spaces. The home features a double attached garage and a fully finished basement, offering exceptional storage and versatile living areas. Step outside to enjoy the mature, private yard, complete with a lovely garden spot—perfect for those with a green thumb or anyone seeking a serene outdoor retreat. A handy shed is also included offering another storage option. This is a solid home with great bones, located in a peaceful neighborhood where children can safely play and neighbors take pride in their community. Whether you're looking to move in and enjoy the space as is, or you're excited to renovate and bring your vision to life, this home is full of promise. Don't miss the chance to transform this into the home you've always wanted!

Built in 1989

## Essential Information

MLS® #

A2231426



|                |             |
|----------------|-------------|
| Price          | \$325,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,311       |
| Acres          | 0.16        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8106 105 Avenue        |
| Subdivision | Saddleback Ridge       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1M9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Storage                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Basement, Wood Burning                                  |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Pie |

|              |                          |
|--------------|--------------------------|
|              | Shaped Lot, Private      |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 130             |
| Zoning         | R1-A            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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