

**10501 83 Street**  
**Peace River, Alberta**

**MLS # A2242403**



**\$419,000**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** window coverings, shed

Move-In Ready & Stylishly Updated! Welcome to this beautifully maintained and tastefully updated home nestled in the quiet and sought-after neighborhood of Saddleback Ridge. Built in 1994, this 3-bedroom, 2-bathroom home offers a perfect blend of comfort, modern upgrades, and timeless charm. Step inside to discover a bright and welcoming main floor featuring stylish new flooring, updated bathrooms, and a modernized kitchen with upgraded cabinetry and finishes—perfect for entertaining or enjoying quiet evenings at home. Recent improvements include new upstairs windows that enhance both energy efficiency and natural light throughout the living spaces. The functional layout offers plenty of room for a growing family, while the covered porch area provides the ideal spot to relax rain or shine. Whether you're sipping coffee in the morning or enjoying a summer barbecue, this outdoor space is sure to be a favorite. Located in a family-friendly area close to shopping, parks, and walking trails, this home delivers the lifestyle you've been searching for. Don't miss your chance to own this updated gem in a desirable neighborhood—book your showing today!