

**8210 104 Avenue
 Peace River, Alberta**
MLS # A2272074

\$429,900

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,508 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		
Inclusions:	NA		

Beautifully Updated 4-Bedroom Home in Desirable Saddleback (West Hill) – Over 1,500 Sq. Ft. Located in the highly sought-after West Hill Saddleback area, this spacious 4-bedroom, 4-bathroom, one-and-a-half-story home offers 1,508 sq. ft. of comfortable living space with modern updates throughout. This prime location places you close to all major amenities, including large box stores, grocery stores, the hospital, and medical clinic – everything you need is just minutes away. Built in 1989 and featuring many upgrades, the home showcases a newly renovated kitchen, updated flooring, and a bright, functional layout. The main floor includes new kitchen, open concept, main floor laundry, generous living areas, and a convenient two-piece bathroom. Upstairs, the large primary bedroom offers a private three-piece en suite, complemented by 2 additional bedrooms and a four-piece main bathroom on the second level. The fully finished basement expands your living options with a recreation room/theatre room, and a basement bathroom featuring a large walk-in shower. The current owner has a 4th bedroom located on the lower level as well. Enjoy the outdoors in the large fenced yard, offering privacy and plenty of space for entertaining, kids, and pets. Key Features: Over 1,500 sq. ft. of space Located in Saddleback (West Hill) – close to major amenities, big box stores, groceries, hospital & clinic 4 bedrooms, 4 bathrooms One-and-a-half story design Newly renovated kitchen & updated flooring Main floor laundry 2-piece bathroom on main Large master with 3-piece ensuite 4-piece second-floor main bathroom Fully finished basement with rec room & theatre room Basement bathroom with oversized walk-in shower Large fenced yard Built in 1989 with many upgrades and new features