

# \$420,000 - 8221 102 Street, Peace River

MLS® #A2245236

**\$420,000**

4 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.15 Acres

Saddleback Ridge, Peace River, Alberta

Welcome to this charming 3-level split home in the desirable neighborhood of Saddleback! Step inside to a bright and open living room that flows seamlessly into the dining area and a stunning kitchen with plenty of counter space—perfect for meal prep and entertaining. There are 3 bedrooms upstairs, one of them being the large primary bedroom offering direct access to the main 4-piece bathroom. The lower level features a spacious recreation room with a cozy natural gas fireplace, an extra bedroom, laundry facilities, and plenty of storage space. Outside, relax in your fully fenced backyard with a large deck and pergola—perfect for enjoying warm summer days. Situated on a spacious lot with no neighbors behind, you'll enjoy privacy along with convenient access to a playground, park, and scenic walking trails. Recent updates include a modernized bathroom, new flooring, hot water tank, siding, and windows. This home is move-in ready, call today to schedule a viewing!

Built in 1989

## Essential Information

MLS® #	A2245236
Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,091
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	8221 102 Street
Subdivision	Saddleback Ridge
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed August 4th, 2025

Days on Market 3

Zoning R1-A

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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