

# \$349,900 - 8106 105 Avenue, Peace River

MLS® #A2231426

**\$349,900**

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® #

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Price	\$349,900
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	25
Zoning	R1-A

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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