

# \$245,000 - 8309 101 Avenue, Peace River

MLS® #A2248072

**\$245,000**

3 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.21 Acres

Rolling Hills., Peace River, Alberta

Step inside this beautifully updated home and prepare to be impressed! Just a few years ago, the entire interior underwent a complete transformation, bringing it up to a stylish, modern standard youâ€™ll love. The kitchen shines with newer cupboards, sleek countertops, and a tasteful backsplash, while fresh flooring, paint, and trim flow seamlessly throughout. Both bathroomsâ€™ upstairs and downâ€™ have been refreshed, making this home truly move-in ready. The efficient floorplan is bright and airy, enhanced by numerous windows that fill each room with natural light. Upstairs, youâ€™ll find two comfortable bedrooms and a full bathroom, while the fully finished basement offers an additional bedroom, another full bathroom, and plenty of versatile living space. Step out back and youâ€™ll discover one of the largest yards in the neighborhoodâ€™a rare find! Thereâ€™s room to build a garage, plant a garden, set up a play center, and still have space for a trampoline. Whether youâ€™re hosting summer gatherings or simply enjoying a quiet evening outdoors, this yard delivers. Fresh, updated, and ready for youâ€™this home checks all the boxes. Come see it for yourselfâ€¦ youâ€™ll be glad you did!

Built in 1980

## Essential Information

MLS® #

A2248072



|                |             |
|----------------|-------------|
| Price          | \$245,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 886         |
| Acres          | 0.21        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8309 101 Avenue        |
| Subdivision | Rolling Hills.         |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 1N2                |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 4                                                                                                                                                 |
| Parking        | Gravel Driveway, Off Street                                                                                                                       |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Storage, Laminate Counters, Suspended Ceiling |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer         |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Finished, Full                                |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Lawn |
| Roof              | Asphalt Shingle                                           |

|              |                                                    |
|--------------|----------------------------------------------------|
| Construction | Concrete, Wood Frame, Wood Siding, Aluminum Siding |
| Foundation   | Poured Concrete                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 73                |
| Zoning         | R1-A              |

**Listing Details**

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

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