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10632 85 Street
Peace River, Alberta

MLS # A2262529



\$850,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,582 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-A(20)
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: See attachment

A True Custom Masterpiece – Where Quality, Comfort, and Craftsmanship Meet! This exceptional custom-built home is truly one of a kind—crafted with care, designed with precision, and built with no expense spared. Every detail has been thoughtfully planned, from the impressive garage to the luxurious outdoor living space and everything in between. Step inside and discover a home that’s as functional as it is beautiful. The chef-inspired kitchen features quality appliances, custom cabinetry, and plenty of space for entertaining in the adjacent dining and living areas. A cozy gas fireplace adds warmth and charm, making it the perfect place to gather with family or friends. With four spacious bedrooms and three bathrooms, there’s plenty of room for everyone. The oversized garage is a showstopper in itself—complete with two vehicle lifts, soaring ceilings, and an abundance of storage. Car enthusiasts will be in their element here! Outside, you’ll find an outdoor living space that rivals any resort. Top-of-the-line composite decking, a built-in outdoor kitchen, a relaxing hot tub, and a see-through fireplace create an inviting retreat designed for year-round enjoyment. With no neighbors behind, you’ll love the privacy and open views. The beautifully designed driveway and retaining wall not only add stunning curb appeal but also provide a dedicated RV parking pad with hookups. Downstairs, the fully finished basement is all about entertainment—featuring a custom bar and a comfortable theatre room ideal for movie nights or game days. Additional highlights include acrylic stucco, in-floor and forced-air heating (both zoned for comfort), central air conditioning, a built-in speaker system, and a fully monitored security system that tracks temperature, humidity, carbon monoxide, and fire for peace of mind. This home was built to

impress and meant to be enjoyed. All the planning, upgrades, and finishing touches have already been done—simply move in and start living your dream. Don't miss your chance to experience this incredible property—call today to book your private viewing!