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8337 103 Avenue  
Peace River, Alberta

MLS # A2293106



**\$325,000**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Existing window coverings

Excellent opportunity for investors, contractors, or handyman buyers! This 1,220+ sq. ft. home built in 2007 offers a functional layout with 4 bedrooms and 3 bathrooms, providing plenty of space for a growing family or rental potential. The property also features a heated double detached garage, perfect for parking, storage, or a workshop. The home is in a fantastic location on the west hill and while some TLC and finishing touches remain the home offers an opportunity for a new owner to truly make it their own. Previously used as a revenue-generating rental property for many years, this home has a strong history of producing excellent income. With great space, large backyard and an attractive price point, this property presents an excellent opportunity to build equity with some improvements. Ideal for buyers looking for a project or an investment property with strong potential.