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10308 85 Street
Peace River, Alberta

MLS # A2295776



\$545,000

Division:	Saddleback Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,065 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Pie Shaped Lot, Underground		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-A(20)
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Window Coverings		

Welcome to this stunning, custom-built 1.5 story home in the highly sought-after Saddleback Ridge community—a true standout with exceptional craftsmanship, thoughtful design, and space for the whole family. Offering 5 bedrooms and 3.5 bathrooms, this property is an absolute must see. Step inside to an inviting open-concept layout centered around a gorgeous kitchen featuring rich wood cabinetry, quartz countertops, stainless steel appliances, a pantry, and an abundance of storage. The kitchen flows seamlessly into the cozy family room, complete with a gas fireplace, and an adjoining dining nook with garden doors leading to the back deck and brick patio—perfect for morning coffee or summer entertaining. On the opposite side of the kitchen, you’ll find an elegant formal living and dining area enhanced by a striking three-sided gas fireplace, creating a warm and welcoming atmosphere for gatherings. The main level also includes a convenient half bath and a well appointed laundry room with direct access to the heated double car garage. Upstairs, discover three generously sized bedrooms, including a spacious primary suite designed for relaxation. The primary retreat features a walk-in closet and a luxurious 5-piece ensuite with a large jetted tub. The additional full bathroom on this level also offers a deep soaker tub for added comfort. The finished full basement—with in-floor heating—adds even more living space. Here you’ll enjoy a large family room, two oversized bedrooms, a 3-piece bathroom, and a dedicated storage room. Outside, the beautifully landscaped and fully fenced yard is a true extension of the home. With a brick patio, retaining wall, underground sprinklers in the front and back, and a storage shed, the outdoor space is both functional and serene. Central air conditioning ensures comfort on

warm summer days. This exceptional property offers incredible space, comfort, and features that cater to every member of the family. Don't miss your chance to view this remarkable home—book your private showing today and experience all it has to offer.