



780-832-0996  
derek.estabrook@outlook.com

10310 84 Street  
Peace River, Alberta

MLS # A2302530



**\$449,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Saddleback Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,324 sq.ft.   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway              |               |                   |
| <b>Lot Size:</b> | 0.25 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lighting |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | - |
| <b>Floors:</b>     | Laminate, Linoleum  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | - |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s) |                   |   |

**Inclusions:** Shed

Welcome to Saddleback Ridge in Peace River—one of the area’s most desirable newer subdivisions! This well-maintained 1,300+ sq. ft. home, built in 2008, offers a perfect blend of comfort, style, and location. Ideally situated close to major box stores, grocery shopping, the hospital, and medical clinic, this property delivers convenience for the whole family. Step inside to a bright and inviting main floor featuring a trendy kitchen with modern finishes, ample cabinetry, and a functional layout that flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The home offers four spacious bedrooms and three bathrooms, including a large master suite complete with a private 4 piece en suite and large walk in closet. The fully finished basement adds valuable living space with a recreation area, additional bedrooms, 3 piece bathroom and plenty of storage. There has been recent updates to the furnace and the hot water tank. Outside, enjoy a large fenced yard with a generous garden area, ideal for those with a green thumb. Relax or entertain on the rear deck or unwind on the welcoming front porch. The heated double car garage provides comfort and convenience year-round with excellent mezzanine storage as well. This is a fantastic opportunity to own a move-in-ready home in a great neighborhood—perfect for families or anyone looking for space and modern living in Peace River.