

# \$469,900 - 10304 85 Street, Peace River

MLS® #A2219524

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.18 Acres

Saddleback Ridge, Peace River, Alberta

Your Growing Family Deserves More Space  
â€” This Home Delivers! Has your family outgrown your current home? Itâ€™s time to upgrade your lifestyleâ€”and this spacious, well-designed home is the perfect place to start! With 4 bedrooms, 3 bathrooms, and a large family room, there's room for everyone to spread out and feel comfortable. Step inside and fall in love with the open-concept layout featuring beautiful vaulted ceilings that create a bright, airy atmosphere in the kitchen, dining, and living areas. The vaulted ceilings continue into the primary suite, adding a touch of luxury to your private retreat. Downstairs, the fully finished basement is designed for entertaining and relaxing alike. Whether you're hosting guests at the built-in bar or enjoying a cozy night in front of the fireplace with family, this space will quickly become a favorite. Step outside to enjoy warm summer days on your deck while the kids play in the fenced backyard. As the sun sets, gather around the firepit for an evening of memories under the stars. A wide brick driveway leads to a heated double attached garage, providing comfort and convenience no matter the weather. Plus, thoughtful extras like central air conditioning and an underground sprinkler system make everyday living easier and more enjoyable. This is the complete packageâ€”comfort, space, and style for your growing family. Donâ€™t waitâ€”schedule your private showing today!



Built in 2007

## Essential Information

MLS® #	A2219524
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	10304 85 Street
Subdivision	Saddleback Ridge
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 0A2

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Interlocking Driveway
# of Garages	2

## Interior

Interior Features	Bar, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	45
Zoning	R-1A(20)

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.