

# \$395,000 - 10517 82 Street, Peace River

MLS® #A2241610

## \$395,000

3 Bedroom, 3.00 Bathroom, 1,676 sqft  
Residential on 0.16 Acres

Saddleback Ridge, Peace River, Alberta

Charming two-story home built in 1989, offering 1,676 sq ft of living space. This well-maintained property features 3 spacious bedrooms and 2 full bathrooms upstairs, plus a convenient half bath on the main level. Multiple large areas for dining or socializing are all practical and very usable for a multitude of uses from office space to entertaining. Some of the recent upgrades in the past few years include hot water tank, shingles, appliances and decks - as well the sellers have installed a sump pump and matting around the house to be proactive against water incursion. Enjoy the attached double-car garage with ample storage and you will see this is a great location close to amenities. A perfect family home!

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241610    |
| Price          | \$395,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,676       |
| Acres          | 0.16        |
| Year Built     | 1989        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10517 82 Street        |
| Subdivision | Saddleback Ridge       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S1M7                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard, Storage                     |
| Lot Description   | Back Yard, Front Yard, Lawn, Level, Views |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |
| Foundation        | Poured Concrete, Wood                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 64              |
| Zoning         | R               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.