

# \$245,000 - 8309 101 Avenue, Peace River

MLS® #A2248072

**\$245,000**

3 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.21 Acres

Rolling Hills., Peace River, Alberta

Step inside this beautifully updated home and prepare to be impressed! Just a few years ago, the entire interior underwent a complete transformation, bringing it up to a stylish, modern standard youâ€™ll love. The kitchen shines with newer cupboards, sleek countertops, and a tasteful backsplash, while fresh flooring, paint, and trim flow seamlessly throughout. Both bathroomsâ€™ upstairs and downâ€™ have been refreshed, making this home truly move-in ready. The efficient floorplan is bright and airy, enhanced by numerous windows that fill each room with natural light. Upstairs, youâ€™ll find two comfortable bedrooms and a full bathroom, while the fully finished basement offers an additional bedroom, another full bathroom, and plenty of versatile living space. Step out back and youâ€™ll discover one of the largest yards in the neighborhoodâ€™a rare find! Thereâ€™s room to build a garage, plant a garden, set up a play center, and still have space for a trampoline. Whether youâ€™re hosting summer gatherings or simply enjoying a quiet evening outdoors, this yard delivers. Fresh, updated, and ready for youâ€™this home checks all the boxes. Come see it for yourselfâ€¦ youâ€™ll be glad you did!

Built in 1980

## Essential Information

MLS® #

A2248072



Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8309 101 Avenue
Subdivision	Rolling Hills.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1N2

### Amenities

Utilities	Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Gravel Driveway, Off Street

### Interior

Interior Features	Laminate Counters, Storage, Suspended Ceiling
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R1-A

**Listing Details**

Listing Office	RE/MAX Northern Realty
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