

# \$899,000 - 10632 85 Street, Peace River

MLS® #A2184488

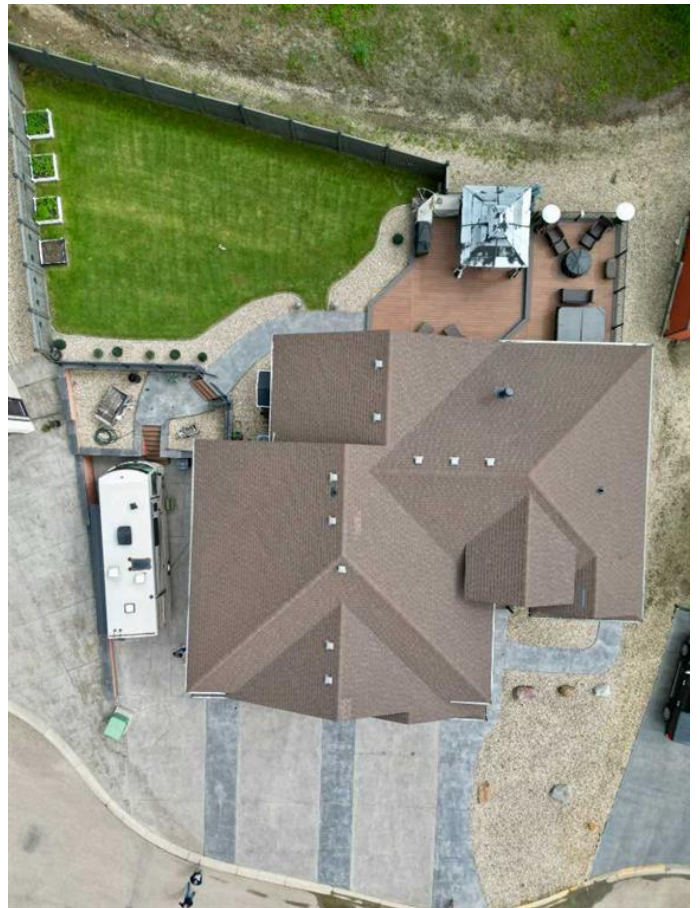
**\$899,000**

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.29 Acres

Saddleback Ridge, Peace River, Alberta

This custom built gem had the owner pull out all of the stops and spare no expense when it was built! A house like this doesn't come along every day and you have to see it to believe it! All of the extras and well thought out ideas are here! Huge garage with TWO lifts allowing you lots of parking. High ceilings and storage galore are also found throughout the well designed garage. A custom kitchen with great appliances and a large dining room and adjacent living room with gas fireplace make this a house to enjoy on the inside as well! Plus with a total of 4 bedrooms and 3 bathrooms, space for the family will never be an issue. Landscaping and composite decking that is top of the line and built to last also features a hot tub, see-through fireplace into the house, full outdoor kitchen and no neighbors behind to give you a great sense of space and privacy. A beautiful driveway and a gorgeous retaining wall combine to create great street appeal for this home but also create a full RV parking pad with hookups. The fully finished basement offers up a theatre room and custom bar area that allows you the best space to host friends and family. Acrylic stucco, in-floor heat and forced air heat that is all zoned, central air conditioning, speaker system, fully alarmed and monitored for temperature, humidity, carbon monoxide and fire are just a few of the extra features of this phenomenal home. The ideas were all well executed and the end product is sure to impress. Move in and enjoy all of the work and



care the current owners put into this home.  
Call today to book your private viewing!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184488    |
| Price          | \$899,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,582       |
| Acres          | 0.29        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10632 85 Street        |
| Subdivision | Saddleback Ridge       |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S 0A2                |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 10                    |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Bar, Built-in Features, Kitchen Island, Storage, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                       |
| Heating           | Forced Air, Natural Gas, In Floor                                                                 |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |

# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Garden, Outdoor Kitchen, Pri  
Lot Description Backs on to Park/Green Spa  
Low Maintenance Landscap  
Private, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation ICF Block



Additional Information

Date Listed December 24th, 2024  
Days on Market 238  
Zoning R1-A(20)

Listing Details

Listing Office RE/MAX Northern 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.