

\$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, Natural Gas Connected, Water Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Underground Utilities
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	38
Zoning	R1-A

Listing Details

Listing Office	RE/MAX Northern Realty
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