$945,000 - 10313 86 Street, Peace River
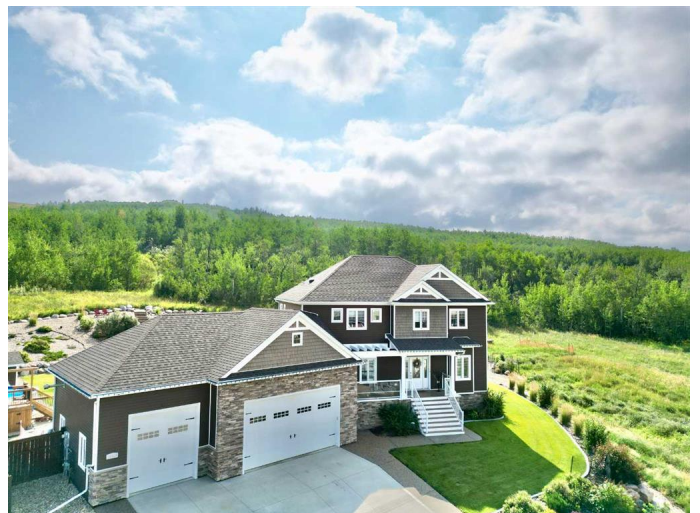
MLS® #A2212380

$945,000

6 Bedroom, 4.00 Bathroom, 2,588 sqft
Residential on 0.60 Acres

Saddleback Ridge, Peace River, Alberta

Exquisite Custom Luxury Home in Saddleback with Unrivaled Views! Welcome to this one-owner, masterfully designed luxury home in the desirable Saddleback community—crafted with quality, elegance, and comfort in mind. From the moment you arrive, you'll be captivated by the striking curb appeal and the breathtaking panoramic views overlooking the west side of Peace River. By day, rolling hills stretch out before you; by night, the twinkling town lights create a magical backdrop. Step inside to a grand foyer that opens into a sunlit living area, where large windows flood the space with natural light. A gas fireplace with custom built-ins adds warmth and style, while the open-concept design flows seamlessly into the gourmet kitchen. Here, you'll find rich cabinetry, granite countertops, ample storage, a walk-in pantry, and a large island with an eating bar—perfect for entertaining or casual family living. Just off the kitchen, the dining area leads to an expansive back deck, offering impressive views and beautifully landscaped grounds. The living room connects to a cozy sunroom that shares a stunning two-sided fireplace—a perfect retreat to enjoy the sunlight and serene views in total privacy. Upstairs, you'll find four generous bedrooms, including a luxurious primary suite complete with a spa-inspired 5-piece ensuite and a massive walk-in closet. The upper-level laundry room adds convenience and function to the layout. The fully finished basement offers even more

space with two additional bedrooms, a full bathroom, a large family room, and a flex area ideal for a home gym, hobby room, or additional lounge. Storage abounds throughout the home. The triple attached garage offers plenty of space for vehicles, toys, and tools, while the professionally landscaped yard is truly a showstopper. Enjoy a waterfall feature, firepit area, underground irrigation, putting green, and vibrant gardensâ€"all backing onto peaceful hills for ultimate privacy and a strong connection to nature. Whether youâ€™re a nature enthusiast or simply seeking a quiet and elegant place to call home, this property is a rare gem. No detail was overlooked, and no expense was spared in the creation of this exceptional residence. With everything it offers, it's clearâ€"you couldnâ€™t build this home today for the asking price. Call today to book your private viewing!

Built in 2013

Essential Information

MLS® #	A2212380
Price	$945,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,588
Acres	0.60
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10313 86 Street

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

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
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, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Views, Waterfall
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	April 16th, 2025
Days on Market	11
Zoning	R-1A(20)

Listing Details

Listing Office   RE/MAX Northern Realty