



GRASSROOTS
REALTY GROUP

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9818 101 Street
Grande Cache, Alberta

MLS # A2238035



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,056 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Mixed	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Shingle Siding, Wood Frame, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Comfortable Family Home with Mountain Views & Extra Space Downstairs This well-kept mansard-style bi-level offers a practical layout with 1,056 sq. ft. of living space on the main floor. There are three bedrooms and a full 4-piece bathroom upstairs, along with a newly updated kitchen featuring new cabinets and counters. New Luxury Vinyl Plank flooring throughout the main level, giving everything a clean, modern look. One of the highlights of this home is the wrap-around deck, perfect for relaxing or hosting, with beautiful mountain views. The fenced backyard is private and surrounded by mature trees, making it a great space for kids, pets, or just enjoying the outdoors. The roof was resurfaced in 2023, and the home has charming curb appeal. The large driveway easily fits 6 to 8 vehicles, with plenty of room left over for RVs, boats, or trailers. Downstairs, there's a fully finished lower level set up as a nanny or in-law suite, complete with a 3-piece bathroom (macerating toilet, pedestal sink, and a compact stand-up shower), plus a kitchenette/living room combo. It's ideal for extended family, a roommate, or even short-term rentals. Located in a quiet, established neighbourhood, this home is move-in ready and offers flexible living options for a variety of needs.