



GRASSROOTS
REALTY GROUP

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10729 105th Avenue
Grande Cache, Alberta

MLS # A2240290



\$239,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This lovingly maintained bungalow is ready to welcome its next owners! From the moment you arrive, you'll appreciate the inviting front porch — the perfect spot for your morning coffee or a glass of wine to unwind in the evening. The paved driveway offers ample parking, including space beside the home — perfect for your truck, camper, or side-by-side. With the trails so close, you'll love having room to park all your toys. Inside, the main floor features a functional layout with a galley-style kitchen, dedicated dining area, and cozy living room. The kitchen has been tastefully updated with stainless steel appliances, plenty of counter space, and ample cabinetry. Down the hall, you'll find a 4-piece bathroom, two spare bedrooms, and a spacious primary bedroom complete with its own 2-piece ensuite. The updated flooring flows seamlessly throughout the home for a cohesive and clean look. Out back, enjoy a tiered yard with a flat area for lounging on the deck or roasting marshmallows around the fire pit. A shed provides extra storage, and the attached 14x24 garage keeps your vehicle out of the elements. Recent updates include the siding and furnace, giving you peace of mind for the seasons ahead.