



GRASSROOTS
REALTY GROUP

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10633 104 Avenue
Grande Cache, Alberta

MLS # A2249652



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Recessed Lighting, Tile Counters, Vinyl Windows		

Inclusions: none

Modern updates, bright open spaces, and a backyard that feels like your own private park, this updated bi-level is packed with value and style. Step inside and you'll immediately notice the fresh, contemporary feel. Sleek laminate flooring flows throughout, paired with modern lighting, updated trim, and a soft, neutral colour palette that's both stylish and inviting. The kitchen is the heart of the home, featuring a tile-accented island, stainless steel appliances, and large vinyl windows that flood the space with natural light. Upstairs offers a spacious master bedroom with 2 piece ensuite, an oversized second bedroom, and bright and modern 4 piece bath. Downstairs, you'll find a third bedroom, office space, laundry, and plenty of storage. Additionally, a roughed-in three-piece bathroom with materials for the shower and sink included in the sale. There's also an unfinished family room waiting to become your dream gym, games room, or home theatre. Outside, the property really shines. Situated on a large, fully fenced lot, the backyard features a beautiful tiered layout with mature trees, a fire pit area, deck, garden beds, lean-to storage, and a detached garage. The paved driveway and crisp curb appeal only add to the charm. This home is clean, comfortable, and move-in ready. Offering loads of space inside and out, it's a smart buy for anyone looking for value without compromising on style or function.