



GRASSROOTS
REALTY GROUP

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10709 105 Avenue
Grande Cache, Alberta

MLS # A2260765



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,302 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: x2 Sheds

This bi-level in Grande Cache has all the right features for comfortable family living. The main floor is bright and open, with 3 bedrooms upstairs including a primary with its own 3-piece ensuite, plus another full bathroom for convenience. Off the dining room, step onto a deck that overlooks the backyard—complete with 2 sheds, a small greenhouse, and a solid fence with gated access from the long driveway, perfect for parking toys. The basement adds even more space with a large family room, another bedroom, a 3-piece bathroom, and extra areas for a den, office, or hobby space. A great home with room to grow, both inside and out!