



GRASSROOTS
REALTY GROUP

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9802 110 Street
Grande Cache, Alberta

MLS # A2261669



\$219,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,183 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Piano in the bedroom. Freezer in basement will also be staying (does not work).

This 1977 bilevel is full of potential and located in a fantastic neighbourhood close to schools and the Butterfly Park, making it an ideal family home. Inside, you are welcomed by a spacious living area complete with a cozy wood-burning fireplace and a functional kitchen and dining space. There are two good-sized bedrooms along with a large master bedroom that features its own three-piece ensuite. The lower level offers even more living space with a fourth large bedroom that also includes a two-piece ensuite, a generous recreation area, plenty of storage, and an additional bedroom that could easily be transformed into the perfect home office. This property is equipped with two furnaces, one servicing the upstairs and one for the basement, and recent updates include a new roof and soffits. Outside, you will find ample storage with three sheds and a private backyard. The yard has been kept natural with mature trees, but with some trimming, you could create a stunning mountain view to enjoy. This home has been exceptionally well cared for over the years and, although dated, pride of ownership shines throughout. Book your showing today!