



GRASSROOTS
REALTY GROUP

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10653 105th Avenue
Grande Cache, Alberta

MLS # A2274991



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Views		

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

Inclusions: NONE

Character, square footage, curb appeal, and stunning mountain views—this home offers everything you have been looking for and more. The main entry opens into a spacious living and entertaining area showcasing incredible mountain views from the front window, complemented by an electric fireplace that adds warmth and ambiance. This space flows seamlessly into the dining area and U-shaped kitchen, which overlook the backyard. Just off the dining room is a bonus room that can serve as a relaxed secondary living area or a games room for the kids, complete with a wood-burning fireplace for those cozy winter days. The main level also features three bedrooms, a full 4-piece bathroom, and a convenient 2-piece ensuite. The basement presents partial development with excellent potential for further expansion. You will also find access to the single attached garage on this level, along with the laundry area. The backyard is truly a standout—private, inviting, and ready to become your summer mountain oasis. A recently completed roof with asphalt shingles adds tremendous value and peace of mind. Book your showing today to experience everything this property has to offer.