



**GRASSROOTS**  
REALTY GROUP

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10706 104th Avenue  
Grande Cache, Alberta

MLS # A2293991



**\$179,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Sloped Down, Street Lighting		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1 B

**Utilities:** -

**Inclusions:** NONE

Welcome to this bungalow located on 104th Avenue, offering beautiful mountain views and a functional, family-friendly layout. With 1,168 sq ft of living space, this home features 3 bedrooms and 2 bathrooms, including a 4-piece main bath and a 2-piece ensuite. The main level provides a comfortable living area with ample natural light and a practical floor plan suited for everyday living. The basement is undeveloped and offers an open canvas—ready to be finished to suit your needs, whether that be additional living space, bedrooms, or recreational use. Situated in a desirable location, this property presents great potential for buyers looking to personalize a home. Priced to sell and ready for immediate possession.