



**10650 104th Avenue
Grande Cache, Alberta**

MLS # A2301828



\$199,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Window Coverings

Proudly owned by the same family since 1976, this home is a rare find and a true reflection of long-term care and pride of ownership. Located on 104th Avenue, you'll enjoy beautiful mountain views from both the front and back of the property. The backyard is fairly flat and fully fenced, making it ideal for families, pets, or entertaining, while the paved driveway leads to a spacious 24' x 17' drive-through garage—perfect for vehicles, storage, or all your outdoor toys. The home does not offer front entry access, but the rear features a generous 11' x 12' porch addition that provides the perfect space for coats, boots, and everyday storage. This bi-level style home offers just over 1,000 sq ft of living space, with a bright and welcoming main floor that features large windows, a cozy gas fireplace, and an open dining and kitchen area. Upstairs you'll find a spacious primary bedroom, two additional bedrooms, and a beautifully renovated 3-piece bathroom. The basement has been meticulously maintained and offers a nostalgic charm, complete with a second wood-burning fireplace, two additional bedrooms, another 3-piece bathroom, as well as the laundry and utility area. Major updates include the furnace and hot water tank, both replaced approximately 6–7 years ago, along with windows that were updated in the early 2000s. This well-loved home is ready for its next chapter. Possession is available in 30 days and is negotiable. Book your showing today!