



**GRASSROOTS**  
REALTY GROUP

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9818 110 Street  
Grande Cache, Alberta

MLS # A2094643



**\$205,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Street Lighting, Paved		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The perfect little home in a quaint neighborhood is ready for new owners! This home offers 960sqft of living space, 3 bedrooms and 2 bathrooms (4pc + 3pc). Upgrades through the years include new roof, windows, hwt, furnace and new flooring. This home has the cutest curb appeal, across the street is the famous " butterfly park" and it is also within walking distance to all schools and the rec center. Other features include a paved driveway, a detached heated garage, large deck with built in seating and multiple sheds. Sit around your firepit, enjoy your yard and take in the mountain views. Book your private viewing today!