



**GRASSROOTS**  
REALTY GROUP

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10333 101 Avenue  
Grande Cache, Alberta

MLS # A2119285



**\$239,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your next family home in Grande Cache! This bungalow with a heated, attached double garage is nestled in a prime location near schools and shopping. The location is quiet and the home offers the perfect canvas for your personal touch. Featuring hardwood flooring throughout key areas and a living room with a beautiful south-facing view of the Rocky Mountains. When you view the home in person you can picture yourself enjoying your coffee with a view from the comfort of your couch. In the summer time you can step out the patio door and enjoy the same view out in the fresh air. There are 3 bedrooms on the main level and 2 bathrooms. One of the bathrooms is a 3 piece ensuite off of the primary bedroom and both bathrooms have undergone recent renovations. Downstairs has storage space, an additional full bathroom, a kitchenette, and a den. The basement also has a separate entrance from the backyard. The garage has a door connecting to the dining room of the home making it easy to access and keeping you out of the cold. There is also RV parking along the side of the driveway. To really see this homes potential it is worth viewing in person. Call your Realtor today.