



GRASSROOTS
REALTY GROUP

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10710 104 Avenue
Grande Cache, Alberta

MLS # A2126271



\$189,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting, Views		

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

Inclusions: N/A

Check out the amazing mountain views from the back deck of this charming , 3 bedroom bi-level home! Centrally located and affordable, the main floor has been fully renovated with low-maintenance vinyl flooring, new paint, baseboards , window casings , light fixtures, a brand new bathroom and all new kitchen appliances. The original wood burning fireplace provides a centerpiece for the living room and extra warmth in the winter. The partially finished basement could easily be converted into a rentable suite (With The property Permits in Place) there is 2 bedrooms, a rec room, second bathroom, kitchen and a separate entrance all in place. The large, fenced -in yard is perfect for the growing family , and also has a garden and a shed for storage. All that is missing is a new owner. Take a look for yourself today.