



GRASSROOTS
REALTY GROUP

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10417 104th Avenue
Grande Cache, Alberta

MLS # A2127609



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions:	Shed, Window Coverings		
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This property meets numerous criteria that buyers frequently seek. With 1220 square feet, this bungalow offers ample space. Upon entering, you are welcomed by a sizable entryway that leads to the rest of the home. Natural light and large windows are prominent features throughout. The living room boasts beautiful engineered hickory flooring and stunning mountain views. An expansive and aesthetically pleasing kitchen is conveniently located nearby, featuring abundant cabinetry, brand-new appliances, quartz countertops, a dining area, and access to a lovely deck. The main floor also comprises three bedrooms, catering to families, a four-piece bathroom, and a two-piece ensuite. The fully developed basement adds to the comfort with a gas fireplace and a bar. Additional desirable attributes include an attached garage, a shed for additional storage, and a serene, fenced backyard with back alley access. There is also space to park a small camper or boat beside the house. This meticulously maintained home also benefits from a newer roof and windows. Schedule a viewing today!