



GRASSROOTS
REALTY GROUP

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9910 110 Street
Grande Cache, Alberta

MLS # A2134930



\$199,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees		

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

Inclusions: SHED

/This charming bungalow, nestled on 110th Street, offers a harmonious blend of indoor comfort and outdoor living. Surrounded by breathtaking mountain views from every angle, this cozy abode awaits its new owners. The interior is bathed in natural light, and the kitchen seamlessly flows into the living area, featuring a wood-burning fireplace, a beloved feature for cozy evenings. The main level comprises three bedrooms and a one-piece bathroom, providing ample space for families or guests. The fully developed basement presents a recreation area, utility/laundry room, and a versatile space that can serve as an income suite or a private retreat for a family member. A small kitchenette area and a spacious four-piece bathroom add to the convenience of this lower level. Recent upgrades include new windows, laminate flooring, and ceramic tiles throughout the home. The attached carport offers protection for vehicles or additional storage, while the fully fenced backyard is an entertainer's delight. Complete with a fire pit, shed, and patio area for dining, this outdoor space invites relaxation and enjoyment. Reasonably priced and ready for your personal touch, this property is an exceptional opportunity. Schedule a viewing today to experience the charm and potential of this remarkable bungalow.