



GRASSROOTS
REALTY GROUP

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10405 104th Street
Grande Cache, Alberta

MLS # A2135040



\$229,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	704 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

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

Inclusions: None

This property is ideally suited for first-time homebuyers or those seeking to downsize without compromising on garage and yard space. The home has been meticulously maintained over the years, exuding great curb appeal and situated in a desirable neighbourhood with convenient access to various amenities. The main level features a recently renovated kitchen equipped with high-quality cabinetry and a spacious pantry for ample storage. Additionally, the main level comprises a four-piece bathroom and two bedrooms. The fully developed basement encompasses a recreation/family room area, a third bedroom, a two-piece bathroom, and a laundry and utility area. The backyard presents an excellent opportunity for customization and personalization, with a well-maintained fence ensuring privacy. The yard offers ample space for gardening, a fire pit, and storage or children's play area. Schedule a viewing today to experience the potential of this exceptional property.