



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10621 105 Ave  
Grande Cache, Alberta

MLS # A2135779



**\$165,000**

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,755 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Gentle Sloping, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 3-level split property offers some great curb appeal and a different layout than most - a space waiting for your personal touch. Boasting 3 bedrooms, 3 bathrooms, and 2 living rooms—one with a fireplace and another with a woodburning stove—this home invites creativity and comfort. There may be no basement but this property offers more above ground square footage than most in the area. A nice sunroom is located off of the dining room and offers a peaceful retreat. This home offers a versatile den that could potentially be used as an extra bedroom, an office, storage space, or mudroom as it is located next to the garage entrance. Conveniently the laundry is located on the main level as soon as you walk in from the garage. The attached single car garage adds convenience and a safe place to store your things. This property is worth viewing in person to see its potential and envision turning it into your own.