



GRASSROOTS
REALTY GROUP

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9806 104 Street
Grande Cache, Alberta

MLS # A2136397



\$213,000

| | | | |
|-----------|-------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,080 sq.ft. | Age: | 1970 (54 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Level | | |

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

Inclusions: 2 - Fridge , 2- Stove, 2 - Washer, 2 - Dryer

This charming bungalow offers an excellent investment opportunity, featuring a rentable basement suite to offset mortgage expenses. Centrally located, the property boasts 1080 square feet above grade. The upper level comprises a seamless flow of living, dining, and kitchen areas, along with three bedrooms and a four-piece bathroom. A stackable washer and dryer are conveniently located off the master bedroom. The front deck provides a perfect spot to enjoy morning coffee and breathtaking mountain views. The basement, accessible through a separate entrance, can be locked off or kept open. It includes a living/kitchen area, a three-piece bathroom, and a separate laundry room. Vinyl flooring is installed throughout. Recent upgrades include new windows, a brand-new roof, weeping tile, and a sump pump. The expansive, flat backyard offers ample space for RV storage or potential garage construction. Schedule a viewing today to explore this exceptional investment opportunity.