



**GRASSROOTS**  
REALTY GROUP

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**9801 103 Street**  
**Grande Cache, Alberta**

**MLS # A2145756**



**\$263,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Rolling Slope		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1 B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome home! This charming 2-storey corner lot property boasts 5 bedrooms and 2 bathrooms with an attached single-car garage. The garage is slightly oversized for a single car offering extra storage space. The potential for an upstairs primary bedroom or a spacious lower-level retreat with a large walk-in closet ensures versatile living options. With an abundance of storage throughout, this home is both practical and functional. The living room's breathtaking views of the Rocky Mountains make it the perfect spot to enjoy your morning coffee while watching the sunrise. The open layout, connecting the living room to the dining room, creates a spacious area ideal for entertaining. The kitchen, featuring ample counter space, caters to the needs of any home chef. Recent shingle updates provide peace of mind, and the partially fenced backyard with a privacy fence, a generously sized deck, and ample space for kids to play, offers the potential to create an exceptional outdoor space. With mature trees and vegetation on the lot, this property offers some great curb appeal. Don't miss the chance to make this house your home! Get ahold of your Realtor today to schedule your private in person viewing!