



GRASSROOTS
REALTY GROUP

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

9705 105th Street
Grande Cache, Alberta

MLS # A2150944



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,120 sq.ft.	Age:	1969 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Deep Freeze

Welcome to this charming and inviting 4-level split home, offering a warm and comfortable living space with numerous upgrades. As you enter, you are greeted by a welcoming porch area, complete with convenient hooks for coats and backpacks. The seamless flow of the living, dining, and kitchen areas creates an ideal setting for entertaining guests. Throughout the home, you will appreciate the hardwood floors, ceramic tiles, and an upgraded kitchen with modern appliances, and stylish light fixtures. Upstairs, you will find two additional bedrooms and a spacious primary bedroom featuring an upgraded 2-piece ensuite bathroom. The main 4-piece bathroom on this level has also been tastefully renovated. The third level offers a versatile family room, a potential fourth bedroom or a home office, providing additional flexibility to suit your needs. The basement provides ample storage space, along with a utility and laundry room, ensuring practicality and convenience. This meticulously maintained home is move-in ready, allowing you to settle in without any immediate renovations or repairs. Schedule a viewing today to experience the warmth and comfort of this exceptional property.