



9706 104 Street
Grande Cache, Alberta

MLS # A2152793



\$155,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	900 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: Shed

This charming rustic house exudes character and awaits new owners to cherish it as much as the current ones. Upon entering, you'll find a sizable porch, perfect for storing shoes, jackets and backpacks.. Ascending the stairs to the main level, you'll be greeted by a living and dining area with breathtaking mountain views. The heart of the home is the kitchen, conveniently located off the dining area. As you make your way down the hall, you'll find a four-piece bathroom with an antique vanity, two spacious spare bedrooms, and the primary bedroom. The basement offers a grooming shop, a cozy family area with a wood fireplace, ideal for offsetting those gas bills in the cold winter months. The basement also offers space for a potential fourth bedroom. Recent upgrades include mostly new windows, a new hot water tank, new appliances (excluding the dishwasher), a new roof, and an updated entryway. The property also boasts an adorable she-shed with power, perfect for painting, storage, or even starting that dream home business. The fenced backyard is mostly flat, and the extra-large driveway can accommodate four vehicles or a camper and two vehicles.