



10710 104th Avenue
Grande Cache, Alberta

MLS # A2180362



\$175,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,016 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Enjoy breathtaking mountain views from the back deck of this charming 3-bedroom bi-level home. Centrally located and affordably priced, this home features a fully renovated main floor with low-maintenance vinyl flooring, fresh paint, new baseboards, window casings, and light fixtures. The brand new bathroom and all-new kitchen appliances make this space modern and move-in ready. The cozy living room features an original wood-burning fireplace, perfect for creating a warm atmosphere during the colder months. The partially finished basement is a fantastic opportunity to add value, with two more potential bedrooms, a rec room, a second bathroom, a kitchenette, and a separate entrance. It's ready to be transformed into a rentable suite, mother in law suite or room for the rest of the family. Outside, the large, partially fenced-in yard offers plenty of space for a growing family. Enjoy gardening or use the shed for additional storage. This home has everything you need and is waiting for a new owner to make it their own.