



**GRASSROOTS**  
REALTY GROUP

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10425 105th Avenue  
Grande Cache, Alberta

MLS # A2184832



**\$189,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 755 sq.ft.             | Age:   | 1975 (50 yrs old) |
| Beds:     | 4                      | Baths: | 1 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.19 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

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

Inclusions: NONE

Welcome to this charming bilevel home on 105th Avenue! Nestled in a fantastic neighborhood with close access to trails, this property offers the perfect combination of comfort and convenience. Ideal for first-time homebuyers or those looking to downsize, this home features 4 bedrooms and 2 bathrooms (a 4-piece and a 2-piece). Recent upgrades enhance the home's appeal, including a newer roof, updated windows, new doors, and an insulated garage. Step outside to enjoy the spacious, private backyard—complete with a large 16x16 deck, perfect for outdoor gatherings or quiet relaxation. With its great curb appeal, prime location and affordability this home is a must-see!