



**GRASSROOTS**  
REALTY GROUP

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

10425 105th Avenue  
Grande Cache, Alberta

MLS # A2184832



**\$199,900**

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