



10613 105th Avenue  
Grande Cache, Alberta

MLS # A2185794



**\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This beautiful four-bedroom bi-level home in Phase III offers over 1,500 square feet of living space, making it an ideal choice for families or anyone looking for extra room. The layout includes a spacious family room downstairs and a large games room, perfect for entertaining or relaxing. The kitchen has oak cabinets and is complemented by an adjoining dining area that overlooks the games room, creating a warm and inviting atmosphere. For comfort and energy efficiency, the home features a woodstove downstairs to help with winter heating bills and a gas fireplace in the living room for additional warmth and charm. The exterior boasts a single attached garage, a double cement driveway, and well-maintained walkways, adding to its curb appeal. The large backyard is beautifully landscaped with gardens and shrubs, offering a peaceful retreat with stunning mountain views.