



9706 104 Street
Grande Cache, Alberta

MLS # A2185853



\$155,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	900 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Street Lighting, Views		

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

Inclusions: Hobby Barn, Storage Shed

This charming rustic home brims with character and eagerly awaits new owners to love it as much as the current ones do. Upon entry, a spacious porch welcomes you—a perfect spot to store shoes, jackets, and backpacks. Ascending the stairs to the main level, you'll find a warm and inviting living and dining area that showcases breathtaking mountain views. At the heart of the home is the well-appointed kitchen, conveniently located just off the dining area. Down the hallway, a beautifully designed four-piece bathroom features an antique vanity, and you'll also find two generously sized spare bedrooms along with the serene primary bedroom. The basement offers versatile spaces, including a grooming shop, a cozy family room centered around a wood-burning fireplace—perfect for keeping those winter gas bills in check—and room for a potential fourth bedroom. Recent upgrades have added modern conveniences, including mostly new windows, a new hot water tank, new appliances (excluding the dishwasher), a new roof, and an updated entryway. Outside, the property shines with a delightful she-shed complete with power—ideal for painting, storage, or starting that dream home business. The fenced backyard is spacious and mostly flat, while the extra-large driveway can easily accommodate four vehicles or a camper and two cars.