



**9902 102 Street  
Grande Cache, Alberta**

**MLS # A2188046**



**\$269,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Paved		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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:** Window Coverings

This meticulously maintained bungalow is a true unicorn in today's market. Lovingly cared for by its original owner, it exudes warmth and charm, making it the perfect family home. The upper level offers over 1,300 square feet of above-grade living space, featuring four spacious bedrooms (a rare find) and two beautifully renovated bathrooms, including a 4-piece and a 2-piece. The upgraded windows throughout the home fill every room with natural light, enhancing its inviting atmosphere. The fully developed basement is designed for comfort and functionality. It includes a large retro bar, a cozy wood-burning stove, and an open living area perfect for relaxing or entertaining. You'll also find ample storage, a dedicated laundry space, and essential updates like a hot water tank (2018) and a furnace (2001). Outside, the property shines with a 32' x 19' partially covered deck that's perfect for family gatherings and summer barbecues. The backyard is as meticulously cared for as the home itself, with vibrant flower beds, a lush garden, and a fully fenced layout. There's even room along the side of the house to store a small camper or boat. The paved driveway leads to a 21' x 24' detached garage that's insulated and ideal for keeping your car or truck out of the elements, with additional space for storage or projects. As if all that weren't enough, the property offers breathtaking mountain views in every direction. Homes like this don't come along often. This is your chance to own a truly special property that combines thoughtful updates, functional design, and timeless appeal.