



10602 105 Avenue
Grande Cache, Alberta

MLS # A2199139



\$260,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Bush-Side Bi-Level with Stunning Mountain Views & Dream Garage! Welcome to this charming, fully fenced bi-level home, perfectly nestled against Griffiths Trail, offering breathtaking mountain views and direct access to nature! This family friendly property boasts a fully finished basement, a heated mechanics' dream garage, and durable LVP flooring and new laminate throughout. Step inside to discover an inviting living space. The main floor features three spacious bedrooms and a bright, airy dining area with a walkout to a large deck adorned with tasteful glass railings—ideal for soaking in those incredible panoramic views. Downstairs, you'll find a generous fourth bedroom, a sprawling family room, and a fully finished layout designed for comfort and functionality. For the car enthusiast, handyman, or mechanic, the double detached heated garage is an absolute dream! With manual doors to both the front and rear, plus an additional carport and paved driveway, there's no shortage of parking or workspace. The expansive backyard offers endless possibilities—gardening, entertaining, or simply enjoying the serene surroundings. Plus, you're just minutes from schools, shopping, and amenities, making this location as convenient as it is picturesque! 3 Bedrooms Upstairs + 1 Large Bedroom Downstairs Fully Finished Walk-Out Basement with Fireplace New Flooring Throughout basement Double Detached Heated Garage (Front & Rear Doors) + Carport Backs onto Griffiths Trail — Stunning Mountain Views! Walkout to Deck with Elegant Glass Railings Paved Driveway & Spacious Fenced Yard Close to Schools, Shopping & More! This home is a rare gem that perfectly blends functionality, comfort, and breathtaking scenery. Don't miss out—schedule your viewing today!