



GRASSROOTS
REALTY GROUP

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9934 110 Street
Grande Cache, Alberta

MLS # A2212429



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	756 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Level, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 9934 110 Street—a clean, well-maintained bi-level that shows true pride of ownership. This home offers 2 bedrooms up, 1 down, and bathrooms on both levels (4-piece main, 2-piece in the basement), plus a cozy family/rec room downstairs. The kitchen and dining area have a beautiful view of the Rockies, and that same view can be enjoyed from the back deck, which features vinyl decking and a metal railing—perfect for soaking up the afternoon sun. The living room gets the morning light, making the home feel bright and welcoming all day. Updates include 35-year shingles (2023) and a new furnace and hot water tank (2021), so some of the big-ticket items are already taken care of. With a single attached garage and flat, easy-to-maintain front and back yards, this one is definitely worth a look.