



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10437 105Ave
Grande Cache, Alberta

MLS # A2212865



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

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

Inclusions: N/A

Located in a quieter area of town, this home offers an attached garage, practical layout, and plenty of space for the whole family. The main floor features three bedrooms, including a primary with a 3-piece ensuite. The living room is bright and welcoming, while the kitchen has a functional layout and walks out to the back deck—great for watching kids or pets in the large, fully fenced yard. You’ll also find a firepit area and lots of room to enjoy the outdoors. Downstairs is a finished basement with a cozy family room, a den or office space, and direct access to the garage, which is tucked under one side of the home. There’s even RV parking along the side. If you’d like to take a look, reach out to book your in-person showing!