



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9806 104 Street
Grande Cache, Alberta

MLS # A2321761



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Concrete, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	GC-LDR
Utilities:	-

Inclusions: N/A

This 1,080 sq. ft. bungalow is centrally located and offers plenty of potential for a first-time buyer, investor, or someone looking for a home they can put their own touch on. The main floor features a comfortable living room, separate kitchen and dining areas, three bedrooms, a 4-piece bathroom, and a stackable washer and dryer conveniently located off the primary bedroom. Enjoy mountain views from the front deck while having your morning coffee. The lower level has its own entrance and includes a living area, kitchen space, 3-piece bathroom, and separate laundry room. With the installation of proper egress windows, the basement offers potential for future suite development. Several major updates have already been completed, including newer windows, a newer roof, weeping tile, and a sump pump. Outside, the large flat backyard provides plenty of room for RV parking, extra storage, or the possibility of building a garage in the future. If you're looking for a property with potential and room to add value over time, this one is worth a look.