



GRASSROOTS
REALTY GROUP

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10629 104 Avenue
Grande Cache, Alberta

MLS # A2332050



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

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

Inclusions:	N/A
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An attached double garage is a big deal in Grande Cache — especially when it gives you room for vehicles, toys, storage, and all the extras that come with enjoying the outdoors. This home starts with one of the features buyers are always looking for and continues with a layout that makes everyday living easy. Inside, you’ll find larger than usual bedrooms, including a primary bedroom with its own private 3 piece ensuite, along with updated flooring throughout that gives the home a fresh feel. The lower level adds another entire area to enjoy with a finished rec room, plenty of flexibility, and space to make it work for your family. Outside, the fully fenced backyard has a peaceful, natural feel with mature trees and greenery creating a more private space to relax, entertain, or let the kids and pets enjoy the outdoors. Located in a quiet neighborhood close to schools, recreation, and amenities, this is a home that delivers the features people are often searching for — a great garage, functional space, and a little more connection to the outdoors.