



GRASSROOTS
REALTY GROUP

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10625 105 Avenue
Grande Cache, Alberta

MLS # A2332670



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Some homes are easy to appreciate because they've simply been looked after, and this is one of them. Before you even step inside, you'll notice the curb appeal, the pride of ownership, and the oversized attached garage that's sure to catch your attention. The garage is fully finished, heated with a radiant natural gas heater, and even includes some countertops and storage, making it a space you'll appreciate year-round. Inside, the home feels just as well cared for, with fresh paint throughout, an open-concept kitchen and dining area, and a bright sunroom addition that creates even more functional living space. The main floor offers three bedrooms, a full bathroom, and a convenient two-piece ensuite, while the finished basement features a large family room with a cozy pellet stove, a den, laundry room, and plenty of storage. Outside, you'll find a spacious backyard with room for kids, pets, gardening, or entertaining, along with a well-kept storage shed. Topped off with a durable metal roof, this is the kind of home where the care and attention over the years are obvious from the moment you pull up.