

**10650 104th Avenue**  
**Grande Cache, Alberta**

**MLS # A2125601**



**\$200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Windows Coverings, 2 Sheds.

This home has had the same owners since 1976. In my opinion, this is the best kind of home to buy, you know this home has been well loved and cared for over the years. Located on 104th Avenue, this home has mountain views from the front and back. The backyard is fairly flat and fenced, the driveway is paved and there is a 24 ft x 17 ft drive through garage, which is perfect for your toys. There is no access to the house from the front but the back offers an 11 ft x 12 ft porch addition, great for storing shoes, coats and backpacks. This home is bi-level style and offers just over 1000 sq ft. Upstairs has tons of natural light, a gas fireplace, dining and kitchen. Here, you will also find a large primary, two spare bedrooms and a newly renovated 3 pc bathroom. The basement is like walking back in time to 1976 and has been meticulously kept. Down here you will find your second fireplace (wood burning), two more bedrooms and one more 3 pc bathroom. The laundry and utility can also be found down here. The furnace and hot water tank were replaced 4-5 years ago. Windows were new in the early 2000's. This home is waiting for a new owner. Possession is 30 days negotiable. Book your showing today!