

**9801 105 Street  
Grande Cache, Alberta**

**MLS # A2152614**



**\$214,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Street Lighting, Native		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** second Fridge

If your looking for a home in the foothills of the Rocky Mountains and would like something a little unique and rustic then this four level split maybe just the place that you can call home. Located in phase II. This property has lots of room for that growing family. There are 3 possible entertaining spaces The main level offers living room, dining room and a good size kitchen, and two ways to get into the lower levels. The upstairs offers three bedrooms, 4pc and 2pc bathrooms. The master bedroom offers access to a large sunroom. On the third lower There is a family room and the 4th Bedroom, The forth level another living space with a gas fireplace and laundry. This property got a new metal roof in 2007, the exterior was painted in 2009, front deck was new in 2010 and the back deck in 2013 and the furnace and hot water tank are new in 2018. Like I stated earlier this property has lots of room for everyone. and The exterior is the same Nice back yard with Play house nestled in the bush line and a Double garage for the person with all the toys. On one side you can park your car and on the other you can store everything you may have, 24 x 28 is the size and it is also wired for 220 plug. So come take a look and make this your new home.