

**9706 104 Street**  
**Grande Cache, Alberta**

**MLS # A2185853**

**\$155,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 900 sq.ft.   | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.19 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Gentle Sloping, Street Lighting, Views |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Wood Stove           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Tar/Gravel      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                      |                   |    |

**Inclusions:** Hobby Barn, Storage Shed

This charming rustic home brims with character and eagerly awaits new owners to love it as much as the current ones do. Upon entry, a spacious porch welcomes you—a perfect spot to store shoes, jackets, and backpacks. Ascending the stairs to the main level, you'll find a warm and inviting living and dining area that showcases breathtaking mountain views. At the heart of the home is the well-appointed kitchen, conveniently located just off the dining area. Down the hallway, a beautifully designed four-piece bathroom features an antique vanity, and you'll also find two generously sized spare bedrooms along with the serene primary bedroom. The basement offers versatile spaces, including a grooming shop, a cozy family room centered around a wood-burning fireplace—perfect for keeping those winter gas bills in check—and room for a potential fourth bedroom. Recent upgrades have added modern conveniences, including mostly new windows, a new hot water tank, new appliances (excluding the dishwasher), a new roof, and an updated entryway. Outside, the property shines with a delightful she-shed complete with power—ideal for painting, storage, or starting that dream home business. The fenced backyard is spacious and mostly flat, while the extra-large driveway can easily accommodate four vehicles or a camper and two cars.