



GRASSROOTS
REALTY GROUP

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**10614 Shand Avenue
Grande Cache, Alberta**

MLS # A2217500



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,335 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1B
Foundation:	Slab	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

A Vintage Gem with Endless Possibilities – 1978 Time Capsule Home Step into a true time capsule with this one-of-a-kind, two-story home built in 1978—full of vintage charm and endless potential. Right from the start, the red wood siding, classic brick exterior, and mature trees paired with tall, leafy shrubs offer privacy and curb appeal that feels both nostalgic and welcoming. A paved driveway guides you to the attached double garage, and a grand front entrance sets the tone for what’s inside: a home that hasn’t missed a beat since the ’70s. Every room tells a story, offering character you just don’t find in today’s builds. With four generously sized bedrooms and four bathrooms, there’s plenty of space—whether you’re dreaming of a unique Airbnb, a cozy bed and breakfast, or simply a home with room to stretch out. Inside, you’ll find a warm mix of hardwood, tile, and plush carpet underfoot, with classic radiator heating powered by a traditional boiler system keeping things comfortable. Vintage light fixtures like dramatic chandeliers and ornate wall sconces add a touch of retro glamour, while the expansive oak kitchen is ready to host anything from quiet dinners to lively gatherings. There’s so much to explore here—from textured walls and bold wallpaper to the thoughtful, entertainer-friendly layout. Whether you’re drawn to preserving its mid-century magic or excited to bring a fresh vision to life, the possibilities are wide open. Perfectly situated near schools, shopping, and everything you need, this is more than just a house—it’s a rare opportunity to own a beautifully preserved piece of the past, ready to be reimaged for the future.

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