



GRASSROOTS
REALTY GROUP

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10342 99 Avenue
Grande Cache, Alberta

MLS # A2220277



\$179,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,145 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This 3 bedroom, 2.5 bathroom bi-level in Grande Cache offers solid value with room to grow. Located on a flat lot with impressive mountain views, the home has a functional layout and plenty of natural light. The main floor features good condition laminate flooring and a recently renovated full bathroom with tile finishes. The kitchen is in working order but could benefit from updating. While some cosmetic work is needed, it's minimal, and the home overall is in good shape. Ideal as a starter home or project property for someone looking to build equity in a great location.