



GRASSROOTS
REALTY GROUP

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10233 97 Avenue
Grande Cache, Alberta

MLS # A2222458



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1B

Utilities: -

Inclusions: none

Set in the peaceful and private Bush Side area, this charming bi-level home offers space, sunlight, and comfort in all the right places. With four bedrooms and two bathrooms, including a private ensuite, it's designed to suit both family living and quiet retreats. Inside, a thoughtful mix of laminate, vinyl plank, ceramic tile, and soft carpet creates a warm, inviting feel throughout. Step outside and you'll find one of the standout features: a massive two-tier deck overlooking a fully fenced, sun-drenched backyard that faces south—perfect for lounging, gardening, or gathering with friends. Mature trees surround the property, offering a sense of privacy and unbeatable curb appeal. Enjoy the cozy atmosphere of not one but two wood-burning fireplaces—one on each level. Major updates include a new roof, soffits, fascias, and maintenance-free gutters (2021), a hot water tank (2015), and upgraded exhaust and blower fans (2021). A paved driveway adds convenience, and you're just minutes from parks, shopping, and other daily essentials. This home is move-in ready, full of natural light, and waiting for someone who will appreciate its comfort and character. (Living room, hallway and entrance are scheduled to be freshly painted (white) in mid June)