



GRASSROOTS
REALTY GROUP

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10526 98th Avenue
Grande Cache, Alberta

MLS # A2224887



\$274,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Lawn, Sloped Up, Street Lighting, Views		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: SHED

Curb appeal? Check. Four bedrooms? Check. Attached garage? Check. Mountain views? Triple check! Welcome to 98th Avenue, where this beautifully maintained two-storey home offers stunning views and spacious living inside and out. Step into the bright and airy main floor, where natural light floods the generous living area. The kitchen is designed for entertaining and flows seamlessly into the dining area, with a convenient 2-piece bathroom nearby and direct access to your fully fenced backyard—perfect for pets, kids, or summer BBQs. Downstairs, the basement is ready to meet your needs—whether that’s a home gym, playroom, or extra living space. There’s also a separate room, ample storage, and a laundry area complete with a brand new washer and dryer. The hot water tank is new, and the high-efficiency furnace was installed in 2018. Bonus: the upper level of the home was recently re-shingled for peace of mind. Upstairs, you’ll find four spacious bedrooms, a full 4-piece bathroom, and views that will stop you in your tracks. Enjoy your morning coffee on the front deck and take in the breathtaking scenery that only Grande Cache can offer.