



**GRASSROOTS**  
REALTY GROUP

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10506 98 Avenue  
Grande Cache, Alberta

MLS # A2229753



**\$260,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	996 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	33-56-8-W6
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Located in the heart of Grande Cache—Alberta’s outdoor playground—this beautifully updated 4-level split combines comfort, space, and access to endless adventure. Surrounded by breathtaking mountain views and a network of trails, this home is the perfect year-round base for hiking, sledding, and exploring the great outdoors. Inside, you’ll find 3 spacious bedrooms, plus a large recreation room currently being used as an oversized fourth bedroom—ideal for growing families or guests. The home features 1.5 bathrooms, with updates throughout, and a full fourth level ready for your finishing touches. It currently includes a fully set-up home gym—perfect for fitness enthusiasts or those looking to expand their living space. Whether you’re seeking your next adventure or a peaceful, move-in-ready home with thoughtful upgrades, this property offers the best of both worlds. Don’t miss your chance to own a slice of mountain paradise in Grande Cache!