



GRASSROOTS
REALTY GROUP

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**10438 Shand Avenue
Grande Cache, Alberta**

MLS # A2230115



\$256,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

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

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

Inclusions: All appliances upstairs and downstairs.

Welcome to the heart of Grande Cache! This charming bungalow checks all the boxes — breathtaking mountain views, a beautifully maintained yard, and plenty of space for the whole family... plus some! Offering 1,136 sq ft above grade, the main level welcomes you with a bright living room flooded with natural light and upgraded flooring throughout. The space flows effortlessly into the dining area and functional kitchen, with the added bonus of main floor laundry for ultimate convenience. Just down the hall, you'll find a renovated 4-piece bathroom and three comfortable bedrooms. Step right from your dining room onto the deck — perfect for your morning coffee or evening BBQs. Heading downstairs, you'll find a versatile basement with separate entry — ideal for a potential in-law suite or additional family space. It features a cozy kitchen (tile to be completed), a 3-piece bathroom, and two more rooms to use as bedrooms, an office, or flex spaces. Recent upgrades include: Hot Water Tank (1 year old), Furnace (approx. 3 years old), Roof (approx. 4 years old). The fully fenced backyard is ready for your personal touch, complete with a deck, two storage sheds, and all the peace and privacy you could ask for in a mountain town. Don't miss your chance to own this versatile and updated home with endless potential. Book your showing today!