



GRASSROOTS
REALTY GROUP

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10341 99 Avenue
Grande Cache, Alberta

MLS # A2234221



\$150,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 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, Front Yard		

Heating:	Forced Air
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1B
Utilities:	-

Inclusions: NONE

This 4-bedroom, 1.5-bathroom home sits on a quiet street with mountain views from the backyard. It needs extensive repairs and updates, but has solid potential for the right buyer. The roof was replaced within the last five years, and the large unfinished basement offers space to expand. The backyard is a good size and could be turned into a nice outdoor space. Ideal for investors or anyone looking for a project.