



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10337 99th Avenue
Grande Cache, Alberta

MLS # A2236624



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

This cute, quaint bungalow on 99th Street just feels like home. From the moment you pull up, you'll notice the pride of ownership — a pristine lawn, thoughtful landscaping, and a home that has clearly been well cared for, inside and out. Step into your own backyard oasis and take in the breathtaking mountain views. The yard offers raised garden beds, a storage shed, a wood shed, and plenty of space to park your camper, toys, and two vehicles. As a bonus, the front of the home is equipped with year-round Govee lights for added charm and convenience. Inside, the main floor flows effortlessly from the bright living room into the dining and kitchen area, with natural light pouring in from every angle. The kitchen provides ample counter space and a dedicated coffee or tea bar. Originally designed as a three-bedroom layout, one wall was removed to create a spacious second bedroom — but it could easily be converted back if needed. The primary bedroom and a full 4-piece bathroom complete the main level. Downstairs, the fully developed basement is made for cozy winter evenings. A recently installed (and WETT-inspected!) wood stove creates the perfect atmosphere for movie nights, hockey games, or a round of darts. The lower level also features an additional bedroom, a second 4-piece bathroom, and a utility/laundry room. All appliances will be left behind, making your move that much easier. Whether you're downsizing, starting out, or simply searching for a peaceful place to call your own — this home offers the warmth, charm, and functionality you've been looking for.