



GRASSROOTS
REALTY GROUP

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10530 98th Avenue
Grande Cache, Alberta

MLS # A2265249



\$299,500

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	997 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Fridge, Oven, Cooktop, Microwave, Compactor, Dishwasher, Washer, Dryer, Shed.

Centrally located and within walking distance to schools, shopping, and the Rec Centre, this beautifully maintained four-level split offers comfort, function, and charm throughout. Inside you'll find 2 bedrooms up and 1 down, a bright and welcoming kitchen that will please any cook, and two cozy gas fireplaces perfect for those mountain evenings. The home has seen numerous updates including renovated bathrooms, new flooring, a new hot water tank, furnace and roof. Enjoy hardwood flooring, tons of storage, and an extra-long attached garage—perfect for vehicles, toys, and tools. Outside, the landscaped, tiered backyard provides a private retreat complete with a large shed. All appliances are included