



**GRASSROOTS**  
REALTY GROUP

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**10918 97 Avenue  
Grande Cache, Alberta**

**MLS # A2265666**



**\$179,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This is the perfect family home, offering five spacious bedrooms and two full bathrooms. It has undergone numerous recent updates to enhance comfort and style. Key updates include: \* Fresh paint throughout in 2025 \* New flooring installed in 2023 and 2025 \* A new furnace in 2021 \* Front shingles replaced in 2021 \* A new hot water heater in 2022 In addition to these updates, the property features a 24x20 garage, providing ample parking and storage space or workshop.