



**GRASSROOTS**  
REALTY GROUP

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10638 99 Avenue  
Grande Cache, Alberta

MLS # A2265738



**\$220,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,164 sq.ft.                       | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard   |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Partially Finished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                 |                   |    |

**Inclusions:** none

If you're looking for incredible mountain views, this charming bungalow delivers some of the best around. Situated on a flat lot with a concrete driveway, detached garage, and a large side deck perfect for soaking in those stunning views, this property checks all the boxes for comfort and potential. Inside, you'll find 3 bedrooms, 1 bathroom, and a spacious kitchen, dining, and living area with main floor laundry for added convenience. The basement offers partial development, providing room for your own finishing touches. Major updates have already been completed — including the roof, windows, and siding, giving you peace of mind for years to come.