



**GRASSROOTS**  
REALTY GROUP

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

10853 99 Avenue  
Grande Cache, Alberta

MLS # A2281577



**\$249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Views		

**Heating:** Forced Air

**Floors:** Concrete, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1-B

**Utilities:** -

**Inclusions:** N/A

Amazing views and great location. Very well maintained 4 level split with fabulous backyard. Many Many upgrades found throughout this home including flooring , Roof, and others over the past 10 years. This home is ready for a new owner. The location is family friendly with children's park across the street. Lots of room to build that garage if the need is there. Take a look and make this house your home.