



10357 99th Avenue  
Grande Cache, Alberta

MLS # A2286488



**\$339,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Views		

<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>	Full	<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

Situated on a large corner lot with incredible mountain views, this centrally located Grande Cache home offers space, function, and lifestyle all in one. This well-designed 4-level split provides 1,368 sq ft above grade and a layout that truly supports family living and entertaining. The main floor welcomes you with a spacious entryway leading into a bright living room, dining area, and kitchen — perfectly connected for hosting guests while maintaining everyday family flow. Upstairs you’ll find three generously sized bedrooms along with a full 4-piece bathroom. The third level offers a large rec room ideal for movie nights or a kids’ hangout space, plus a spacious fourth bedroom and another 4-piece bathroom — perfect for guests or growing families. The fourth level provides extensive storage and a dedicated laundry area to keep everything organized. Step outside and take in the views from the duradeck front deck spanning the full length of the home, or enjoy the privacy of the fully fenced backyard complete with an additional rear deck. The double attached garage and paved driveway provide ample room for vehicles, storage, and all the toys that come with mountain living. With numerous exterior upgrades already completed, this home offers peace of mind and curb appeal. Book your showing today and experience everything this property has to offer.