



10918 97 Avenue  
Grande Cache, Alberta

MLS # A2287674



**\$189,000**

<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 (53 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 or has beautiful potential for an investment property, 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.