



**10913 Grande Avenue
Grande Cache, Alberta**

MLS # A2290622



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Your search may be over with this stunning property, ideally located backing onto the cement pad in Phase 5—an incredible space that transforms with the seasons into an outdoor ice rink in the winter and a biking and basketball area in the summer. This spacious home offers room for the whole family with 5 bedrooms (3 upstairs and 2 downstairs) and 3 bathrooms. As you step through the front door, you are welcomed by an abundance of natural light, a cozy wood-burning fireplace with a beautiful mantle, and a thoughtfully designed open-concept living area that flows seamlessly into the dining and kitchen spaces. The kitchen provides ample counter and cupboard space, making it perfect for preparing large family meals or entertaining guests. From the main living area, you’ll enjoy breathtaking mountain views that truly feel like a million-dollar backdrop. The fully developed basement expands the living space even further, offering a large family or rumpus room along with plenty of additional storage. Several recent updates have already been taken care of, including new shingles and a furnace in 2023, as well as new eaves and fascia in 2024, providing peace of mind for the new owners. The attached heated garage, accessible from the main entrance, offers a versatile space ideal for parking, storage, or a workshop. Outside, the flat and fully fenced backyard features a garden area, storage shed, and a deck with privacy glass—perfect for relaxing or entertaining while taking in the panoramic mountain views that make Grande Cache living so special.