



**10250 97th Avenue
Grande Cache, Alberta**

MLS # A2292664



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Sloped Up, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs, Vinyl Windows		

Inclusions: NONE

Move-in ready and beautifully renovated, this charming home offers modern updates and a bright, welcoming atmosphere throughout. The main level features a spacious living area filled with natural light and stunning mountain views, creating a warm and inviting space for everyday living. The upper level includes two well-sized bedrooms and a tastefully updated 4-piece bathroom. The fully developed lower level offers a large primary bedroom, a 3-piece bathroom, and a generous rec/family room—perfect for relaxing, entertaining, or creating additional living space to suit your needs. Extensively renovated from top to bottom, this home also features a new furnace and hot water tank, offering peace of mind for years to come. With approximately 1,000 sq ft of living space, the layout is functional and comfortable for a variety of lifestyles. Ideally located just steps from a playground, Labyrinth Park, and Grande Cache’s extensive trail system, this property combines modern living with easy access to outdoor recreation. A perfect opportunity for buyers looking for a turn-key home in a great location.