



10309 101 Avenue
Grande Cache, Alberta

MLS # A2298550



\$189,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

The best location with stunning mountain views! This bi-level home is perfectly situated in the central hub of Grande Cache—just steps from the middle school, high school, rec centre, and downtown amenities. One of the standout features? A large, flat backyard—a rare find in Grande Cache and perfect for families, entertaining, or simply enjoying the outdoors. Inside, the home offers 3 bedrooms, 1 full 4-piece bathroom, and a bright, spacious living area filled with natural light. The basement is partially developed, giving you the flexibility to customize the space to suit your needs—whether that’s additional bedrooms, a rec room, or even a second bathroom. This property offers incredible potential in an unbeatable location.