



10626 Shand Avenue
Grande Cache, Alberta

MLS # A2300651



\$199,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Treed, Views		

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

Inclusions: None

Located on Shand Avenue, just steps from Central Park, the Middle School, High School, and Recreation Centre, this home offers convenience and functionality for families and investors alike. The main floor features 3 bedrooms, a full 4-piece bathroom, and a convenient 2-piece ensuite. The dining area provides direct access to the deck and large fenced backyard. Additional highlights include an attached single garage with interior access and a fully developed basement complete with a spacious rec room and an additional 3-piece bathroom. A solid home in a desirable location—ready for its next owner.