



GRASSROOTS
REALTY GROUP

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10509 98Ave
Grande Cache, Alberta

MLS # A2088541



\$185,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1970 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Yard Drainage, Views		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome home to this 5 bedroom, 3 bathroom, bungalow with incredible Rocky Mountain views. The main level boasts a primary bedroom with a 2-piece ensuite bathroom, two additional bedrooms, and a 4-piece main bathroom. Recent updates include fresh paint, new baseboards and trim, refinished kitchen cupboards with new hardware, and a brand-new fridge and electric range (The protective blue film is still on). The dining room opens to the living room, providing a great place to entertain family and friends. the primary bedroom, dining room, and kitchen are south facing catching the natural light and offering an incredible view of the Rocky Mountains. The walkout basement features a comfortable sized family room with a gas fireplace, two more bedrooms, a generous laundry room, a 3-piece bathroom, and a recently replaced hot water tank. This property offers the perfect blend of comfort and functionality, while being affordable, making it an exceptional opportunity. Don't miss the chance to plant your roots and make this your home; schedule a showing today!