



GRASSROOTS
REALTY GROUP

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10113 97th Avenue
Grande Cache, Alberta

MLS # A2089116



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,230 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fully Furnished

Oh the possibilities!! Dreams of owning/operating a bed and breakfast in the Rocky Mountains? Always wanted an investment property? Need crew housing? Have a large family?...If you answered yes to any of those questions then this is the property for you! 2230 sq. ft. above grade. 4 bedrooms + den upstairs and 3 bathrooms (4pc, 3pc, 2pc) This is a unique property that offers vaulted ceilings, a kitchen for a master chef and a stunning mountain view. The walkout basement level offers another full kitchen, dining & living. 5 more rooms and two more 3pc bathrooms. This property houses 2 furnaces and 2 hot water tanks, it is coming fully furnished and includes all appliances. Book your showing today!!