



10838 98th Avenue
Grande Cache, Alberta

MLS # A2116501



\$169,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	996 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Views		

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

Inclusions: none

This home is waiting for someone to love it back to life. As you pull up to the front, right away you will notice it's curb appeal and a good sized little deck perfect for drinking a coffee and taking in the views. The interior of the home offers hardwood floors, a wood burning fireplace and large windows with tons of natural light. There is also main floor laundry. The upper level houses your primary bedroom and the trend continues natural light coming in from all sides plus your second bedroom and 4 pc bathroom. The third level houses two more bedrooms and a 2pc bathroom. The basement is partially developed and has utility and storage. The back yard really is the icing on the cake, out here you will find a little attached garden shed, beautiful mountain views and your very own tenants - there's about 4-5 bird houses back here. This really is a little hidden gem and has so much potential. Upgrades include a new roof in 2016, new furnace in 2019. Book your viewing today, I doubt this one will last long.