



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10638 Shand Avenue  
Grande Cache, Alberta

MLS # A2135589



**\$179,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

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

Inclusions: N/A

This home could be the perfect opportunity to make your own and is priced to allow you to update and add your personal touches. The living situation feels private with no neighbors outside your front window and a backyard deck elevated above the homes behind. Across the street is Central Park, offering a pleasant view from your living room. Step outside your dining room to the back deck to enjoy an incredible view of the Rocky Mountains and the sunset. The home offers three bedrooms on the main level. The primary bedroom boasts the same stunning view as the deck and includes a convenient two-piece ensuite bathroom. Downstairs features a walk-out basement that opens to both the backyard underneath the deck and the attached single-car garage. Entering the home from the garage, you are greeted by the laundry room, ideal for containing the day's dirt in one area. There is also an additional bedroom downstairs and a large family/living area that can serve as an extra bedroom. The basement includes a two-piece bathroom as well. This property is located within walking distance of the park (across the road), the middle school, high school, recreation center, library, and downtown core. Book a showing to view in person.