



GRASSROOTS
REALTY GROUP

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10538 97th Avenue
Grande Cache, Alberta

MLS # A2138167



\$180,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: NONE

This bi-level property, situated on 97th Street, presents an exceptional opportunity for potential buyers seeking a customizable living space. The open-concept living and dining areas, complemented by a spacious kitchen featuring ample cabinetry, create an inviting atmosphere for both relaxation and entertainment. The main floor comprises three well-proportioned bedrooms, including a primary bedroom, along with two conveniently located bathrooms, one with a four-piece configuration and the other featuring a two-piece ensuite. The fully developed basement offers a substantial recreation area, ideal for creating a secondary living space or a dedicated play area for children. The property boasts a sizeable, fully fenced backyard, ensuring privacy and ample space for outdoor activities. Book your viewing today!