



GRASSROOTS
REALTY GROUP

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10506 98 Avenue
Grande Cache, Alberta

MLS # A2156231



\$260,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	996 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: 33-56-8-W6

Zoning: R1

Utilities: -

Inclusions: FRIDGE, STOVE, WASHER & DRYER, MICROWAVE

Nestled in the heart of Grande Cache, Alberta—often referred to as the outdoor enthusiast's playground—this beautifully upgraded 4-level home offers the perfect blend of comfort, functionality, and adventure. Surrounded by majestic mountains and a network of hiking trails, this property is an ideal base for year-round activities. This home has 3 spacious bedrooms, with a large recreation room currently utilized as an oversized fourth bedroom. 1.5 bathrooms with ample space including the unfinished 4th level with a complete gym setup, offering an ideal space for fitness enthusiasts. This home comes with a list of upgrades that were done. New hot water tank installed in 2023. Modern kitchen renovation with new appliances completed in 2021. Oversized shed with electrical power added in 2020. Roof shingles replaced in 2017. Whether you're a nature lover looking to explore the great outdoors or simply seeking a beautiful and well-maintained home, this property in Grande Cache is the perfect fit. Don't miss out on the opportunity to own a slice of mountain paradise!