



**GRASSROOTS**  
REALTY GROUP

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10506 98 Avenue  
Grande Cache, Alberta

MLS # A2156231



**\$260,000**

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