



10213 97 Avenue  
Grande Cache, Alberta

MLS # A2156729



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air, Wood Stove

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-B

**Utilities:** -

**Inclusions:** none

Welcome to your dream home! This move in ready, 5-bedroom, 2-bathroom bi-level is nestled on a sought after bush side lot, offering both privacy and million dollar mountain views. With a spacious, fully fenced backyard, it's perfect for families and outdoor enthusiasts alike. Step inside the front door from your spacious front deck and you're greeted by a nice sized landing between the upper and lower levels. Moving upstairs the bright and welcoming living room is comforting and inviting! adjacent to is the extra large kitchen and dining room open concept combo. With ample cabinets and counter space, built in oven and stove, walk out to the rear deck, this kitchen is a dream! Head on down to the main floor bathroom where you'll be greeted by a beautiful 3 piece bathroom with oversized jetted tub! The height of relaxation right in your own home! The lower level of this home you will find a large family room with comforting wood burning stove for those frosty nights. Large laundry room, 2 bedrooms and several storage closets! Step outside either the walk out basement or dining room to deck entry/exit to enjoy the large backyard. Fully fenced for kids and pets, including a charming children's playhouse and swing set, two large Sheds (one being a great little workshop!) and wide gate for back alley access. Sip your morning coffee from your large deck, perfect for outdoor dining, relaxation, and taking in the mountain views. In addition to the long main driveway, the property includes RV Parking. Recent Upgrades include a new roof and newer hot water tank and newer windows. Giving you peace of mind and low maintenance on this move in ready home. Don't miss out on this spacious gem with everything you need for comfortable, convenient living. Schedule your viewing today and start imagining your new life in this perfect family home!