



**10983 Grande Avenue
Grande Cache, Alberta**

MLS # A2159438



\$255,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Security Cameras, Sheds

What a great opportunity to own a piece of land in the foothills of the Rocky Mountains. Come take a look at this lovely three bedroom 2 bathroom bungalow located in Phase 5. This could be your forever home. Large windows plus skylight allow lots of natural light. A family home in a family neighborhood. You can sit on the front veranda relax on the back deck and enjoy the amazing views of the Rocky Mountains all around. The Basement is insulated, dry walled, painted, and it is plumbed for future bathroom. This property is ready for that new family and the children wouldnt have far to go to be able to play as there is an ice rink in the winter, valleyball, soccer in the summer. There is also a children's playground in the subdivision. Comes with all the appliances, window coverings and 2 sheds. Some of the upgrades to the property are a New Hot water tank in 2024, Furnace 2017, Roof 2022 and Flooring in 2022. So don't wait on this one as the price is right.