



10525 98 Avenue  
Grande Cache, Alberta

MLS # A2175208



**\$209,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,088 sq.ft.   | <b>Age:</b>   | 1969 (55 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Single Garage Detached                   |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Sloped Down, Views |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Concrete, Laminate          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-1B |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Separate Entrance            |                   |      |

**Inclusions:** Second fridge, Stove, Washer/Dryer on the lower level

Any investors out there looking for an Excellent revenue opportunity. This property comes with Separate entrance for a suite in the basement. At present it has 3 bedrooms, 3 piece bathroom and Kitchen. The main floor features 3 bedrooms, bathroom, kitchen, dining room and large living room. Single detached garage, with Party wall agreement in place. As the double is shared by the neighbouring owner. This property has some amazing views and a great back yard.