



GRASSROOTS
REALTY GROUP

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10525 98 Avenue
Grande Cache, Alberta

MLS # A2175208



\$179,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1969 (56 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Sloped Down, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	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.