



GRASSROOTS
REALTY GROUP

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10353 99th Avenue
Grande Cache, Alberta

MLS # A2180871



\$150,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Views		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NONE

This diamond-in-the-rough is located in a fantastic area, just minutes from the middle and high schools, the rec center, and within walking distance to downtown amenities. The home boasts beautiful views from the back that could easily become the perfect backdrop for family gatherings or quiet evenings at home. With 3 bedrooms upstairs and 1.5 bathrooms, the open-concept living space offers great potential for a modern update or a cozy family retreat. Whether you're looking to put in some sweat equity or design your dream space, this home is brimming with possibilities. With a little TLC, this could easily be a stunning family home in a prime location.