



10834 99th Avenue
Grande Cache, Alberta

MLS # A2184160



\$187,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: NONE

Everyone loves a bungalow—especially one nestled in a great neighborhood just steps away from the beautiful Butterfly Park! Priced to sell, this property is eagerly awaiting its new owners. With just under 1,200 sqft of living space on the main level, this home offers a thoughtful layout that seamlessly flows from the living area into the dining room and kitchen. The main level also includes three spacious bedrooms and two bathrooms (4pc and 2pc). The fully developed basement is ready to become your favorite retreat for the colder months. Cozy up by the gas fireplace or host gatherings around your very own bar. The basement also features a laundry/utility room, a bonus room, and a 3pc bathroom. A paved driveway provides added convenience, and the flat, fully fenced backyard offers privacy and space for outdoor activities. With stunning views from every angle, this home is truly a special find. Schedule your showing today to see everything this charming bungalow has to offer!