



GRASSROOTS
REALTY GROUP

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10995 Grande Ave
Grande Cache, Alberta

MLS # A2191031



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

Heating:	Standard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: Greenhouse, New Playground Set, Open To Including Most Furniture

This 3-bedroom, 2-bathroom bungalow sits on a desirable corner lot with newer siding and a recently updated roof, so the big-ticket exterior upgrades are already done. Inside, the layout is functional and easy to maintain, featuring a primary bedroom with a private 3-piece ensuite, two additional bedrooms that work well for kids, guests, or an office, and a brand-new range and washer. The kitchen offers plenty of counter space, and the dining room opens onto the deck—great for summer entertaining. The living room enjoys morning sun through the front window, while the backyard gets afternoon and evening sun. Outside, the spacious yard is ready to enjoy with a large deck, a greenhouse, a shed, a brand-new playground set, and a dog run.