



GRASSROOTS
REALTY GROUP

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10625 99th Avenue
Grande Cache, Alberta

MLS # A2197840



\$290,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,109 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Sloped Down, Street Lighting, Views		

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

Inclusions: Wood Shed

This beautifully renovated bi-level is a perfect blend of modern updates and timeless charm. From the stunning curb appeal to the thoughtfully designed interior, every detail has been carefully updated. Inside, an open and airy layout is enhanced by abundant natural light, with a mix of stylish laminate and plush carpeting throughout. The kitchen is a true showstopper, featuring quartz countertops, a gorgeous backsplash, ample cupboard space, a spacious pantry, and brand-new appliances. The main level also includes three well-sized bedrooms, a 4-piece bathroom, and a convenient 2-piece ensuite. Downstairs is designed for both relaxation and entertainment, offering a built-in TV with a soundbar, a cozy wood stove, and plenty of space for gatherings. This level also includes a fourth bedroom, a 3-piece bathroom, and generous storage. To top it off, central air was newly installed in 2024 for year-round comfort. Outside, the fully fenced backyard is an outdoor retreat, complete with a large deck (with storage underneath), a shed, and plenty of space to enjoy. Pride of ownership shines throughout this exceptional home—inside and out!