



**GRASSROOTS**  
REALTY GROUP

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10213 97 Avenue  
Grande Cache, Alberta

MLS # A2203398



**\$250,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: none

Discover the perfect blend of comfort and functionality with this beautifully maintained bi-level home nestled on a spacious lot in a peaceful bush-side setting. This home offers a two-car driveway and convenient RV parking, providing plenty of room for vehicles and toys alike. The newer front deck invites you in, while the large back deck, accessible from the dining room, overlooks a private backyard with stunning mountain views. Inside, the large kitchen and dining room are designed with both function and convenience in mind, featuring a built-in oven, a stovetop set into the island, and an abundance of cabinet space. The main level offers three comfortable bedrooms, a spacious bathroom with an extra-large jet tub, and attractive ceramic tile and laminate flooring throughout. The walk-out basement expands the living space with two additional bedrooms and another full bathroom, and cozy family room complete with wood stove, as well as several large closets, laundry room, and large utility room, making this home perfect for growing families or multi-generational living. The backyard is a private retreat, featuring a kids' playhouse, shed, a swing set, and back alley access. The workshop, located in the backyard, is fully outfitted with a wood stove and permitted electrical work, making it an ideal space for a man cave, woodworking shop, craft room, or extra storage. Ready to call this one home? Book your showing today!