



GRASSROOTS
REALTY GROUP

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10913 Grande Avenue
Grande Cache, Alberta

MLS # A2290622



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

With 5 bedrooms, 3 bathrooms, a heated double attached garage, a flat backyard, and breathtaking mountain views, this beautiful Phase 5 home offers the perfect combination of space, comfort, and outdoor adventure. One of the biggest perks of living in Phase 5 is having the outdoors right at your doorstep. Located near the bush, you can hop on your quad, dirt bike, or snowmobile and head straight from your backyard onto the endless trail system Grande Cache is known for. Inside, the bright and welcoming main floor features soaring vaulted ceilings and an open-concept layout designed for both everyday living and entertaining. The kitchen offers stunning mountain views that make even washing dishes a little more enjoyable. Step outside onto your large covered deck and take in panoramic views of the mountains, the nearby park, and the seasonal outdoor skating rink. Whether you're enjoying your morning coffee, watching wildlife wander through, or taking in a summer thunderstorm rolling across Willmore Wilderness Park, this is a view you'll never tire of. The main floor offers three spacious bedrooms, including a primary suite complete with its own ensuite bathroom. Downstairs you'll find two additional bedrooms and a large family room that's perfect for movie nights, game days, or hosting guests. The projector and screen are included, creating the ultimate home theatre experience, while heated floors in one of the basement bedrooms add an extra touch of comfort. You'll also appreciate the abundance of storage space downstairs, along with a spacious 3-piece bathroom. Over the years, numerous updates and renovations have been completed, making this home truly move-in ready. Recent improvements include a newer roof, furnace, hot water tank, washer, and dryer, providing peace of mind for years to come. All appliances are included, including the

stand-up freezer, making this home even more move-in ready. The heated double attached garage offers year-round convenience, while the flat backyard provides endless possibilities for kids, pets, gardening, and outdoor entertaining. Located in a quiet, family-friendly neighbourhood with incredible mountain views and direct access to outdoor recreation, this turn-key property is ready for its next owners to move in, settle down, and start making memories.