



GRASSROOTS
REALTY GROUP

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10638 Shand Avenue
Grande Cache, Alberta

MLS # A2316642



\$284,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This home has been completely refreshed and is ready for its new owners. Recent upgrades include appliances, new shingles, siding, flooring, trim, paint, soft-close kitchen cabinets, countertops, and a furnace that's only a couple years old. The location offers a surprising amount of privacy, with no homes directly in front and an elevated back deck that sits above the properties behind. Across the street, Central Park provides a great view from the living room, while the back deck is the perfect spot to take in the Rocky Mountains and evening sunsets. The main floor features three bedrooms, including a primary bedroom with its own two-piece ensuite and the same incredible mountain views. Downstairs, the walk-out basement provides access to both the backyard and the attached single-car garage. Coming in through the garage, you're welcomed by a practical laundry area that helps keep the mess of everyday life contained. The lower level also includes a fourth bedroom, a large family room that could easily serve as additional sleeping space, and another two-piece bathroom. Located within walking distance of Central Park, the middle school, high school, recreation center, library, and downtown, this home combines updated living with a convenient location. Book your showing and come see it for yourself.