



GRASSROOTS
REALTY GROUP

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10214 97 Avenue
Grande Cache, Alberta

MLS # A2322952



\$239,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Many Trees, Sloped Up, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Vinyl Windows		

Inclusions: none

Some homes just have that feeling... the kind where you can picture family dinners on the deck, kids playing in the backyard, flowers in full bloom, and friends gathered for game night. This is one of those homes. Tucked away in a quiet neighbourhood, this inviting 3-bedroom, 3-bathroom bi-level has been lovingly cared for and is ready for its next chapter. Sitting on a large, fully fenced lot, the backyard is truly a hidden gem. Mature trees, flowering shrubs, a garden space, two storage sheds, and a charming staircase leading to the upper yard create a peaceful retreat that feels like your own private garden oasis. Whether you're relaxing with your morning coffee or unwinding after a long day, this backyard is sure to become your favourite place. Inside, you'll find beautiful hardwood floors throughout the main level, an open kitchen and dining area with warm oak cabinetry, and two large bay windows that fill the home with natural light while showcasing the incredible mountain views. The spacious primary bedroom features an updated 2-piece ensuite, with two more generously sized bedrooms and a full bathroom completing the upper floor. The lower level is made for making memories. With luxury vinyl plank flooring, a spacious family room, and an ultra-cool dry bar, it's the perfect spot for hockey nights, game tournaments, movie marathons, or simply gathering with family and friends. A large laundry room, full 4-piece bathroom, and a versatile den to offer even more flexible living space. If you've been dreaming of a home where the kids can explore the backyard, the garden can flourish, friends always feel welcome, and the mountains greet you every morning, this one checks all the boxes. Warm, welcoming, and full of possibilities—this is the kind of home you'll love coming back to every day.

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