



GRASSROOTS
REALTY GROUP

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10542 98th Avenue
Grande Cache, Alberta

MLS # A2323684



\$255,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Sloped Up, Street Lighting, Views		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

Welcome to this charming bungalow located on desirable 98th Avenue, where breathtaking mountain views provide the perfect backdrop to everyday living. Start your mornings with a cup of coffee on the front deck while taking in the stunning scenery and fresh mountain air. Inside, the main floor features a bright open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating an inviting space for both everyday living and entertaining. The main level also offers a spacious primary bedroom, two additional bedrooms, a 4-piece bathroom, and the convenience of main-floor laundry. The basement has been recently renovated with new flooring, fresh paint, and updated trim, offering a clean and modern feel. Downstairs you'll find a large recreation room perfect for family gatherings, a games room, home gym, or media space, along with a 3-piece bathroom and an abundance of storage. Outside, the fully fenced backyard provides plenty of room for children and pets to play and features a cozy firepit area for enjoying evenings with family and friends. A detached single-car garage offers excellent space for parking, storage, or housing your outdoor toys. Included with the home are a fridge, stove, dishwasher, and brand-new washer and dryer, making this move-in-ready property an excellent opportunity for first-time buyers, families, or anyone looking to enjoy affordable mountain living.