



GRASSROOTS
REALTY GROUP

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10918 97 Avenue
Grande Cache, Alberta

MLS # A2323942



\$169,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	GC-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

INVESTOR ALERT! Opportunity awaits with this 5-bedroom, 2-bathroom bi-level in Grande Cache. Featuring 2 bedrooms up, 3 down, a spacious living room, large family room, and a 24' x 20' garage, this property offers plenty of square footage and flexibility. With a newer furnace and hot water tank already in place, the major mechanical updates are done. The home needs cosmetic TLC but has solid bones and excellent value-add potential. Whether you're looking for a rental property, crew housing, flip project, or an affordable family home to renovate and build equity, this property offers endless possibilities at an attractive price point. Appliances included. Bring your vision and unlock the potential!