



GRASSROOTS
REALTY GROUP

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10902 97th Avenue
Grande Cache, Alberta

MLS # A2331285



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Primary Downstairs, Quartz Counters, Vinyl Windows		

Inclusions: NONE

Here's a polished REALTOR.ca-ready version with a professional flow and all the key upgrades highlighted: Beautifully and tastefully renovated from top to bottom, this stunning bi-level is truly the perfect family home. The impressive curb appeal begins with new siding, exterior lighting, a metal roof, garage door, exterior doors, and windows. Step inside and you are welcomed by an abundance of natural light and an immediate feeling of home. The open-concept kitchen, dining, and living area is ideal for both everyday family life and entertaining. The gorgeous kitchen features high-end appliances, quartz countertops, ample cabinetry, and plenty of storage. The spacious dining area provides direct access to the brand-new deck, while the living room is finished with a stylish electric fireplace feature wall. The main level also offers two generously sized bedrooms and a beautifully renovated 4-piece bathroom. Downstairs, the fully developed basement provides even more space for the entire family, including a recreation area that could be used as a playroom, movie room, or games area, along with plenty of storage. This level also features a large third bedroom, a convenient 2-piece powder room, and an impressive primary retreat. The primary suite is complete with a second electric fireplace, a walk-in closet, and a spacious private ensuite featuring a walk-in dual-head shower. Outside, the fully fenced yard includes a firepit area and a concrete pad that is perfect for children to play on during the warmer months or to transform into a skating rink during the winter. The attached garage has been insulated but is not currently heated. Additional upgrades include new electrical, a new hot water tank, and a new furnace. The home is also being sold with all appliances included. Homes renovated to this level are rarely available in Grande Cache. Move in, unpack, and

enjoy everything this exceptional property has to offer. Book your private showing today!