



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10813 98th Avenue
Grande Cache, Alberta

MLS # A2332350



\$159,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Sloped Down, Views		

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

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

Inclusions: NONE

Bring your vision and a little bit of love to this spacious two-storey fixer-upper! With plenty of square footage and endless potential, this home is ready to be transformed into something truly special. Located on 98th Avenue, the property offers panoramic mountain views that can be enjoyed throughout the home. The main floor features a large kitchen, a generous dining area, plenty of storage, a convenient 2-piece bathroom, a spacious living room, and direct access to the backyard. Upstairs, you'll find four bedrooms with room for the whole family, along with continued mountain views from the bedrooms plus a 4pc bathroom. The undeveloped basement is a blank canvas, offering even more space to create a recreation room, additional bedrooms, storage, or whatever best suits your needs. Priced to sell, this property is a great opportunity for an investor looking for their next flip or for a buyer ready to create a home of their own.