

# \$250,000 - 10213 97 Avenue, Grande Cache

MLS® #A2203398

## \$250,000

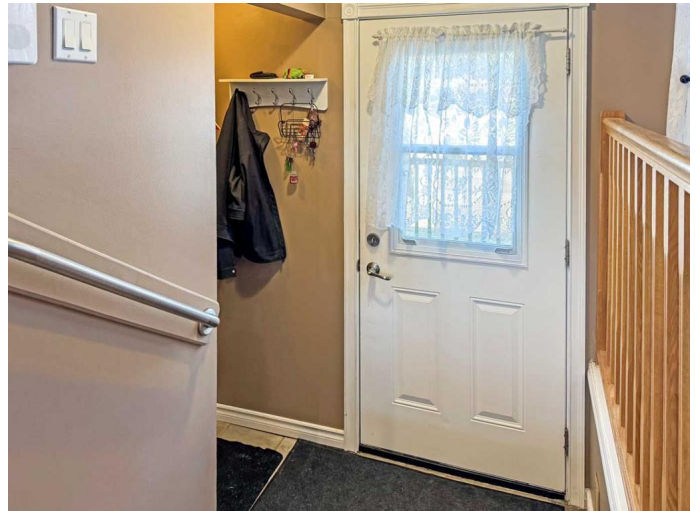
5 Bedroom, 2.00 Bathroom, 1,086 sqft  
Residential on 0.19 Acres

NONE, Grande Cache, Alberta

Discover the perfect blend of comfort and functionality with this beautifully maintained bi-level home nestled on a spacious lot in a peaceful bush-side setting. This home offers a two-car driveway and convenient RV parking, providing plenty of room for vehicles and toys alike. The newer front deck invites you in, while the large back deck, accessible from the dining room, overlooks a private backyard with stunning mountain views.

Inside, the large kitchen and dining room are designed with both function and convenience in mind, featuring a built-in oven, a stovetop set into the island, and an abundance of cabinet space. The main level offers three comfortable bedrooms, a spacious bathroom with an extra-large jet tub, and attractive ceramic tile and laminate flooring throughout.

The walk-out basement expands the living space with two additional bedrooms and another full bathroom, and cozy family room complete with wood stove, as well as several large closets, laundry room, and large utility room, making this home perfect for growing families or multi-generational living. The backyard is a private retreat, featuring a kids'™ playhouse, shed, a swing set, and back alley access. The workshop, located in the backyard, is fully outfitted with a wood stove and permitted electrical work, making it an ideal space for a man cave, woodworking shop, craft room, or extra storage.



Ready to call this one home? Book your showing today!

Built in 1970

**Essential Information**

MLS® #	A2203398
Price	\$250,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	10213 97 Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	t0e0y0

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Built-In Range, Built-In Oven
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	25
Zoning	R1-B

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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