

**10913 Grande Avenue**  
**Grande Cache, Alberta**

**MLS # A2184567**



**\$399,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Your search may be over with this stunning property, ideally located backing onto the cement pad in Phase 5, which transforms seasonally into an ice rink in winter and a biking and basketball area in summer. This home offers ample space for the whole family with 5 bedrooms (3 upstairs and 2 downstairs) and 3 bathrooms. As you step through the front door, you're welcomed by an abundance of natural light, a cozy wood-burning fireplace with a mantle, and a thoughtfully designed open-concept living area that flows seamlessly into the dining and kitchen spaces. The kitchen boasts generous counter and cupboard space, perfect for preparing big family meals. From here, enjoy breathtaking views of the surrounding mountains—truly a million-dollar view. The fully developed basement provides additional living space, including a family/rumpus room and plenty of storage. Recent updates include new shingles and a furnace in 2023, as well as new eaves and fascia in 2024. The attached heated garage, accessible from the main entrance, offers a versatile space for parking, storage, or a workshop. Outside, the flat, fenced backyard features a garden area, a shed, and a deck with privacy glass. Whether you're entertaining or simply relaxing, the panoramic mountain views will never fail to impress.