

**10800 Grande Avenue**  
**Grande Cache, Alberta**

**MLS # A2191681**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	rmhs5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome to this spacious double-wide mobile home located on a prime corner lot in the desirable Phase V of Grande Cache. Offering over 1600 square feet of living space all on one level, this well-maintained home features stunning million-dollar mountain views. Built in 1995, the home boasts a new metal roof, ensuring durability and peace of mind for years to come. The property includes a fenced backyard, a large shed for extra storage, and a two-car driveway plus rv parking. Step out onto the front deck and enjoy the fresh air while taking in the breathtaking surroundings. Inside, the home has been newly painted and showcases beautiful brand-new laminate flooring and trim throughout. The open floor plan offers a large kitchen with oak cabinets, a spacious office area, and the choice of two living room spaces off the kitchen&mdash;each providing a unique setting for relaxation and entertaining. There are three bedrooms, including a generously sized master bedroom with a huge ensuite featuring a jetted whirlpool tub for ultimate comfort. The home also includes two more bathrooms, with one being a convenient two-piece bath for guests just off the laundry room. This home is the perfect combination of space, comfort, and location. Don't miss your chance to experience beauty of mountain living in this exceptional property.