

# \$260,000 - 10506 98 Avenue, Grande Cache

MLS® #A2229753

**\$260,000**

3 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.20 Acres

NONE, Grande Cache, Alberta

Located in the heart of Grande Cacheâ€™ Albertaâ€™s outdoor playgroundâ€™ this beautifully updated 4-level split combines comfort, space, and access to endless adventure. Surrounded by breathtaking mountain views and a network of trails, this home is the perfect year-round base for hiking, sledding, and exploring the great outdoors.

Inside, youâ€™ll find 3 spacious bedrooms, plus a large recreation room currently being used as an oversized fourth bedroomâ€™ ideal for growing families or guests. The home features 1.5 bathrooms, with updates throughout, and a full fourth level ready for your finishing touches. It currently includes a fully set-up home gymâ€™ perfect for fitness enthusiasts or those looking to expand their living space.

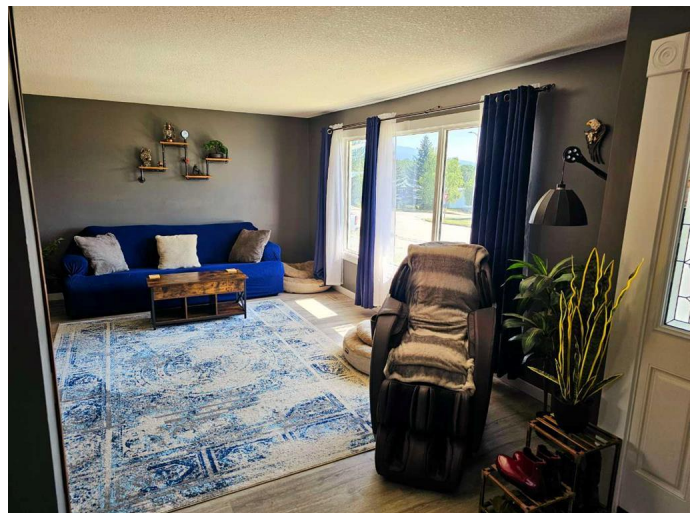
Whether youâ€™re seeking your next adventure or a peaceful, move-in-ready home with thoughtful upgrades, this property offers the best of both worlds. Donâ€™t miss your chance to own a slice of mountain paradise in Grande Cache!

Built in 1970

## Essential Information

MLS® # A2229753

Price \$260,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 996           |
| Acres          | 0.20          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10506 98 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, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished                                   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 9               |
| Zoning         | R1              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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