

# \$415,000 - 10113 97th Avenue, Grande Cache

MLS® #A2211140

**\$415,000**

4 Bedroom, 5.00 Bathroom, 2,230 sqft

Residential on 0.22 Acres

NONE, Grande Cache, Alberta

Dreaming of running a cozy bed & breakfast in the majestic Rocky Mountains? Looking for a lucrative investment property, crew accommodations, or space for a large family? This one-of-a-kind property checks all the boxes!

With 2,230 sq. ft. above grade, this spacious home features 4 bedrooms + a den, and 3 bathrooms (4-piece, 3-piece, and 2-piece) on the upper levels. Youâ€™ll love the vaulted ceilings, chef-inspired kitchen, and breathtaking mountain views from the main floor.

The walkout basement adds even more flexibility with a second full kitchen, dining and living space, 5 additional rooms, and two 3-piece bathroomsâ€”ideal for guests, tenants, or multi-generational living.

This fully furnished home comes with all appliances, 2 furnaces, and 2 hot water tanks for added comfort and efficiency.

Whether you're an entrepreneur, investor, or just someone craving a mountain lifestyle, this property offers unmatched potential. Donâ€™t miss your chance to make it yours!

Built in 1978

## Essential Information



MLS® #	A2211140
Price	\$415,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,230
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10113 97th Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	t0e0y0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Brush, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	88
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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