

# \$265,000 - 10233 97 Avenue, Grande Cache

MLS® #A2222458

**\$265,000**

4 Bedroom, 2.00 Bathroom, 1,106 sqft  
Residential on 0.19 Acres

NONE, Grande Cache, Alberta

Set in the peaceful and private Bush Side area, this charming bi-level home offers space, sunlight, and comfort in all the right places. With four bedrooms and two bathrooms, including a private ensuite, it's designed to suit both family living and quiet retreats. Inside, a thoughtful mix of laminate, vinyl plank, ceramic tile, and soft carpet creates a warm, inviting feel throughout.

Step outside and you'll find one of the standout features: a massive two-tier deck overlooking a fully fenced, sun-drenched backyard that faces south—perfect for lounging, gardening, or gathering with friends. Mature trees surround the property, offering a sense of privacy and unbeatable curb appeal.

Enjoy the cozy atmosphere of not one but two wood-burning fireplaces—one on each level. Major updates include a new roof, soffits, fascias, and maintenance-free gutters (2021), a hot water tank (2015), and upgraded exhaust and blower fans (2021). A paved driveway adds convenience, and you're just minutes from parks, shopping, and other daily essentials.

This home is move-in ready, full of natural light, and waiting for someone who will appreciate its comfort and character.

(Living room, hallway and entrance are scheduled to be freshly painted (white) in mid



June)

Built in 1969

### Essential Information

MLS® #	A2222458
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	10233 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	Ceiling Fan(s), Central Vacuum
Appliances	Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private, See Remarks, Street Lighting, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	10
Zoning	R1B

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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