

# \$259,000 - 10337 99th Avenue, Grande Cache

MLS® #A2236624

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.19 Acres

NONE, Grande Cache, Alberta

This cute, quaint bungalow on 99th Street just feels like home. From the moment you pull up, youâ€™ll notice the pride of ownership â€“ a pristine lawn, thoughtful landscaping, and a home that has clearly been well cared for, inside and out.

Step into your own backyard oasis and take in the breathtaking mountain views. The yard offers raised garden beds, a storage shed, a wood shed, and plenty of space to park your camper, toys, and two vehicles. As a bonus, the front of the home is equipped with year-round Govee lights for added charm and convenience.

Inside, the main floor flows effortlessly from the bright living room into the dining and kitchen area, with natural light pouring in from every angle. The kitchen provides ample counter space and a dedicated coffee or tea bar. Originally designed as a three-bedroom layout, one wall was removed to create a spacious second bedroom â€“ but it could easily be converted back if needed. The primary bedroom and a full 4-piece bathroom complete the main level.

Downstairs, the fully developed basement is made for cozy winter evenings. A recently installed (and WETT-inspected!) wood stove creates the perfect atmosphere for movie nights, hockey games, or a round of darts. The



lower level also features an additional bedroom, a second 4-piece bathroom, and a utility/laundry room.

All appliances will be left behind, making your move that much easier.

Whether youâ€™re downsizing, starting out, or simply searching for a peaceful place to call your own â€” this home offers the warmth, charm, and functionality youâ€™ve been looking for.

Built in 1969

**Essential Information**

MLS® #	A2236624
Price	\$259,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	10337 99th Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

**Amenities**

Parking Spaces	3
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	26
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.