

# \$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
-------------------	--------------------------------

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	122
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.