

# \$290,000 - 10625 99th Avenue, Grande Cache

MLS® #A2197840

**\$290,000**

4 Bedroom, 3.00 Bathroom, 1,109 sqft  
Residential on 0.20 Acres

NONE, Grande Cache, Alberta

This beautifully renovated bi-level is a perfect blend of modern updates and timeless charm. From the stunning curb appeal to the thoughtfully designed interior, every detail has been carefully updated.

Inside, an open and airy layout is enhanced by abundant natural light, with a mix of stylish laminate and plush carpeting throughout. The kitchen is a true showstopper, featuring quartz countertops, a gorgeous backsplash, ample cupboard space, a spacious pantry, and brand-new appliances. The main level also includes three well-sized bedrooms, a 4-piece bathroom, and a convenient 2-piece ensuite.

Downstairs is designed for both relaxation and entertainment, offering a built-in TV with a soundbar, a cozy wood stove, and plenty of space for gatherings. This level also includes a fourth bedroom, a 3-piece bathroom, and generous storage. To top it off, central air was newly installed in 2024 for year-round comfort.

Outside, the fully fenced backyard is an outdoor retreat, complete with a large deck (with storage underneath), a shed, and plenty of space to enjoy. Pride of ownership shines throughout this exceptional home—inside and out!



Built in 1970

### **Essential Information**

MLS® #	A2197840
Price	\$290,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.20
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	10625 99th Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Street Lighting, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	39
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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