

# \$256,000 - 10438 Shand Avenue, Grande Cache

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MLS® #A2230115

**\$256,000**

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.19 Acres

NONE, Grande Cache, Alberta

Welcome to the heart of Grande Cache! This charming bungalow checks all the boxes â€” breathtaking mountain views, a beautifully maintained yard, and plenty of space for the whole family... plus some!

Offering 1,136 sq ft above grade, the main level welcomes you with a bright living room flooded with natural light and upgraded flooring throughout. The space flows effortlessly into the dining area and functional kitchen, with the added bonus of main floor laundry for ultimate convenience. Just down the hall, you'll find a renovated 4-piece bathroom and three comfortable bedrooms. Step right from your dining room onto the deck â€” perfect for your morning coffee or evening BBQs.

Heading downstairs, youâ€™ll find a versatile basement with separate entry â€” ideal for a potential in-law suite or additional family space. It features a cozy kitchen (tile to be completed), a 3-piece bathroom, and two more rooms to use as bedrooms, an office, or flex spaces.

Recent upgrades include: Hot Water Tank (1 year old), Furnace (approx. 3 years old), Roof (approx. 4 years old).

The fully fenced backyard is ready for your personal touch, complete with a deck, two storage sheds, and all the peace and privacy you could ask for in a mountain town.



Donâ€™t miss your chance to own this versatile and updated home with endless potential. Book your showing today!

Built in 1976

### Essential Information

MLS® #	A2230115
Price	\$256,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10438 Shand 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, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	92
Zoning	R1

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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