



GRASSROOTS
REALTY GROUP

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85 97 Avenue
Grande Cache, Alberta

MLS # A2225484



\$105,000

| | | | |
|-----------|-----------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,200 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Rectangular Lot, Views | | |

| | | | |
|-------------|-------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 379 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Wired for Data | | |

Inclusions: n/a

For more information, please click the "More Information" button. Move-in ready townhouse in the heart of beautiful Grande Cache, offering comfort, updates, and stunning Rocky Mountain views. This charming three-bedroom, 1.5-bath home features a privately enclosed backyard with space to build your dream deck—perfect for relaxing or entertaining outdoors. Step inside to a bright and welcoming main floor with fresh paint, new vinyl flooring in the kitchen, and new laminate flooring throughout. The refreshed kitchen boasts updated cabinets, a new sink, and a seamless layout that flows into the open-concept living and dining areas. Upstairs, you’ll find three generously sized bedrooms, each with ample closet space, and a well-appointed 3-piece bathroom. The large, unfinished basement offers plenty of storage, includes laundry machines, and features direct walk-out access to the backyard. Additional highlights include electrified parking for two vehicles, a 2020 furnace, new front and back doors, and fibre-optic internet readiness. Pets are welcome, and the condo corporation takes care of snow removal and front lawn maintenance—giving you more time to enjoy your home. Don’t miss this unique opportunity to own a well-maintained townhome in an incredible location!