



**98 97 Avenue
Grande Cache, Alberta**

MLS # A2251679



\$109,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 369
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 98 97 Ave in Grande Cache—an inviting townhouse condo that offers comfort, space, and some incredible views. Sunlight pours in through the south-facing windows, highlighting the stunning Rocky Mountains, treetops, and morning sunrises. The home features three bedrooms upstairs, including a generous primary with a large closet, plus a full bathroom on the upper level and a convenient half bath on the main. The main floor layout includes a functional kitchen with plenty of storage and counterspace, and a bright, cozy living room that frames the mountain views perfectly. The basement offers even more living space and laundry area, plus a walkout to a small fenced yard—ideal for relaxing outdoors. Affordable, low-maintenance, and move-in ready—this home is a great opportunity to make your start in the mountains!