



GRASSROOTS
REALTY GROUP

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2 97 Avenue
Grande Cache, Alberta

MLS # A2258151



\$128,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to your new home on 97 Avenue in beautiful Grande Cache. This updated 3-bedroom, 1.5-bath townhouse-style condo is full of personality, comfort, and space. The kind of place that just feels good the moment you step inside. On the main floor, you're greeted by big, bright windows that fill the space with natural light. The kitchen has been tastefully refreshed with rustic charm, eye-catching details, stainless steel appliances, thoughtful finishes, and a cozy, lived-in feel that makes it the heart of the home. Upstairs, you'll find three bedrooms, including a spacious primary suite that offers beautiful, uninterrupted mountain views. It's the perfect place to unwind after a long day. Downstairs, the fully finished basement adds even more room to spread out, with a comfy family room that's great for movie nights or hosting friends. The laundry area is also finished and includes a stackable washer and dryer, so everything feels neat and functional. Step outside and you'll love the fully fenced backyard. There's a little deck area for seating, raspberry bushes that come back year after year, and a handy storage shed for your tools or outdoor gear. The backyard backs onto a quiet green space, with back lane access for your two assigned parking stalls. Condo fees cover lawn care and snow removal (front side), reserve fund and insurance, plus professional property management, making life here truly low-maintenance. This is a family-friendly neighbourhood, close to schools, the rec centre, shopping, and parks and playgrounds. Everything you need is just a short walk or drive away. With warm neutral tones throughout, laminate, tile, and LVP flooring, and a layout that works for both families, retirees or single individuals, this home offers affordable living with plenty of charm and space to spare. If you're looking for a

home that’s both practical and full of heart, this one might just be the perfect fit.