



GRASSROOTS
REALTY GROUP

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85 97 Avenue
Grande Cache, Alberta

MLS # A2265990



\$105,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,063 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

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

Inclusions: N/A

Move-in ready townhouse on 97 Ave with a functional layout and plenty of natural light. The main floor offers an easy flow between the kitchen, dining, and living area—perfect for everyday living or having friends over. Upstairs has three comfortable bedrooms (Including a very large primary bedroom) and a full bathroom, giving you space for family, guests, or a home office. The basement is clean and open with laundry, storage, and walk-out access to the fenced backyard. Parking is conveniently located out back, and the condo takes care of snow removal and lawn maintenance out front. An affordable and practical option for anyone looking to settle into life in beautiful Grande Cache.