



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

69 Shand Trailer COURT Grande Cache, Alberta

MLS # A2271084



\$65,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	989 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	None	Utilities:	-
Features:	-		

Inclusions: NONE

Welcome to affordable mountain living in beautiful Grande Cache. This well-kept mobile home offers stunning mountain views, a paved driveway, vinyl siding, good windows and roof, plus a fully fenced yard with a newly built tiered deck perfect for taking in the scenery. Additional upgrades include spray foam insulation under the unit for improved efficiency and comfort year-round. Inside, you'll find a spacious layout featuring two bedrooms, including an oversized primary with a walk-in closet and convenient 2-piece ensuite. The main 4-piece bath offers plenty of room and a large vanity, while the dedicated laundry room provides extra storage space. The cozy eat-in kitchen is bright with natural light, and the large living room comfortably accommodates oversized furniture or a generous entertainment setup. Whether you're a first-time buyer, looking to downsize, or seeking an affordable option surrounded by nature, this home is a wonderful opportunity to enjoy life in the mountains.