



GRASSROOTS
REALTY GROUP

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81 97th Avenue
Grande Cache, Alberta

MLS # A2272518



\$199,500

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,063 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Partial	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Shed, Window Coverings
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This one-of-a-kind condo on 97th Avenue is truly unlike anything you've seen before. Every inch showcases thoughtful design and incredible workmanship. As you enter, you're greeted by a stunning kitchen featuring ample cabinetry, new appliances, and even a dedicated pantry space. Just off the kitchen is a beautifully renovated 2-piece bathroom. Continue through the hall, taking note of the charming rounded archways, and step into the warm and inviting living room—complete with an electric fireplace and mantel. From here, walk out onto your private deck (one of the few units that has one!) and enjoy breathtaking mountain views. Rustic meets elegance is the theme throughout this unique home. Upstairs, you'll find three bedrooms, including the primary suite which features a large walk-in closet with built-ins and pristine views of the mountains. A renovated 4-piece bathroom completes the upper level. The walkout basement offers partial development, including a brand-new 4-piece bathroom. You'll also find a new hot water tank and new furnace here. Step outside to your backyard—beautifully bricked and home to a large, charming shed that's just as cute as the condo itself.