



**GRASSROOTS**  
REALTY GROUP

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

47 97 Avenue  
Grande Cache, Alberta

MLS # A2273972



**\$144,900**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

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

Inclusions: Shed

Freshly renovated in 2025, this 3-bed, 2-bath townhouse condo offers easy living with a brand-new kitchen (with pantry), new appliances including an induction cooktop, updated lighting, luxury vinyl plank flooring, and a sharp 2-piece bath on the main level. The living room opens onto a new south-facing deck where you can soak up the sunlight and enjoy the Rocky Mountain views. Upstairs features a large primary bedroom, two additional bedrooms, and a full 4-piece bath. The walkout basement offers plenty of storage or the option to finish it for extra living space, and it steps out to a low-maintenance backyard with a covered deck and an oversized 2025 SHED with a roll-up door&mdash;perfect for tools, toys, and gear. Major updates are already taken care of with a 2021 furnace and 2024 hot water tank. A solid, move-in-ready home with great value and low maintenance!