



GRASSROOTS
REALTY GROUP

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78 97 Avenue
Grande Cache, Alberta

MLS # A2137877



\$123,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	See Remarks, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Furnishing (as seen in listing photos) may stay as part of the deal if requested

Welcome to your new home! This charming row townhouse condo offers affordable living in a family-friendly neighborhood with stunning mountain views. Featuring 3 bedrooms, including a huge master bedroom, and 1 and 1/2 baths, this home is perfect for families or individuals seeking a low maintenance and spacious home. Step inside to discover a freshly painted interior with stylish ceramic tile and laminate floors throughout. The kitchen will soon boast new stainless steel appliances, including a fridge, stove, and hood, adding a modern touch to the space. (New photos to follow, also new water heater tank) This unit is also on the list for front door replacement this month. Enjoy gatherings in the spacious living area, illuminated by the large south facing window, creating a warm and inviting ambiance. The fully fenced back yard offers privacy and security, ideal for outdoor activities and entertaining guests. The unfinished basement provides ample storage space and potential for customization, with a convenient walk-out to the back yard. Located in a family-friendly neighborhood, this home offers the perfect blend of functionality and convenience. With easy access to local amenities, schools, and parks, you'll love calling this place home. For added ease with moving, the sellers are negotiable to include the current furnishings to make this property truly move in ready! Don't miss out on this opportunity to own a piece of paradise. Schedule your viewing today and experience affordable living at its finest!