



**GRASSROOTS**  
REALTY GROUP

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30 97ave  
Grande Cache, Alberta

MLS # A2138335



**\$115,000**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,066 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard		

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

Inclusions: N/A

This cozy townhouse condo offers a little something for everyone. With plenty of sunlight streaming through its south-facing windows, you'll wake up to stunning views of the Rocky Mountains, the trees, and the sunrise. Inside, you'll find three bedrooms, including a spacious primary bedroom with a walk in closet that has built in shelving and storage. There is a full bath on the upper level alongside the bedrooms and a half bath on the main level just off of the kitchen. The home has been tastefully painted and decorated, and the home is meticulously clean. On the main level there is the kitchen, dining, and living room. The kitchen has newer cabinets and has lots of storage and counterspace. The living room is quite enjoyable as your view out the window is the trees and mountain tops. The unfinished basement is waiting for your personal touch, and the walkout leads to a small fenced yard&mdash;perfect for enjoying some fresh air. The backyard on this condo has some planter boxes and a nice tree in the corner as well! Say hello to affordable living with low maintenance, and start making memories in your new home!