



**GRASSROOTS**  
REALTY GROUP

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21 97th Avenue  
Grande Cache, Alberta

MLS # A2143809



**\$119,000**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 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, Many Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

This well-maintained and affordable unit is nestled in a tranquil, nature-rich setting, offering a serene living environment. The property boasts a renovated kitchen with ample storage space, seamlessly connecting to the cozy living room. A convenient two-piece bathroom completes the main level. The upper floor features three bedrooms, including a spacious master bedroom with ample closet space. A four-piece bathroom serves the upper level. The undeveloped basement provides additional potential for expansion and includes a walkout to a private backyard and garden. The property is conveniently located near a network of trails and a labyrinth, providing opportunities for outdoor recreation and relaxation.