



96 97 Avenue
Grande Cache, Alberta

MLS # A2162890



\$120,000

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|------------------|-----------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,063 sq.ft. | Age: | 1977 (47 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

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

Inclusions: none

This condominium, situated on 97th Street, boasts a convenient location on the upper end, with only one neighboring unit. The property offers breathtaking panoramic mountain views that are truly unparalleled. This affordable mountain retreat has undergone several repairs and upgrades over the years, including renovations to the kitchen, main four-piece bathroom, and flooring. Additionally, the unit features an undeveloped walkout basement that leads to a private, fenced backyard. The condo fees encompass grass cutting for the front lawn, snow removal, building insurance, reserve fund contributions, and the services of a professional management company. This exceptional opportunity is ideal for first-time homebuyers, investors, or individuals seeking their own tranquil haven in this charming town. Kindly contact us today to schedule a private viewing.