



**GRASSROOTS**  
REALTY GROUP

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

47 97 Avenue  
Grande Cache, Alberta

MLS # A2165806



**\$107,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** Wired for Data

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 366

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** n/a

For more information, please click on Brochure button below. Move-in ready townhouse. A three bedroom, 1.5 bath residence with a Rocky Mountain view. This property features a large front lawn with a privately enclosed backyard, with room to build a deck. Step inside to an inviting main floor that has been freshly painted, and brand-new vinyl flooring throughout. A seamless flow into an open kitchen/dining area with a breakfast bar. On the second floor there are three generously sized bedrooms, each equipped with closets and a large 3 piece bathroom. A large unfinished basement, with laundry machines included and a direct walk out to the backyard. This townhouse has electrified parking for 2 vehicles and is fibre optic internet connection ready. Snow removal and front lawn care is taken care of by the condo corp. Don't miss your chance on this one of a kind townhome. Notes: 2024 Hot Water Tank, 2019 Furnace, New Front and Back Doors, Pets are welcomed.