



GRASSROOTS
REALTY GROUP

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31 97 Avenue
Grande Cache, Alberta

MLS # A2188646



\$110,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Water: -

Floors: Concrete, Laminate, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 379

Basement: Full, Partially Finished

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

This townhouse condo in Grande Cache, Alberta, offers both comfort and great views. The spacious living room, with its large south-facing window, fills the space with natural sunlight and showcases a private view of the surrounding trees and Rocky Mountains. The main floor also features a functional kitchen with plenty of cabinet space, a dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms, including a generously sized primary bedroom that shares the same incredible mountain views, along with a 4-piece bathroom. The walkout basement is partially finished, creating a private space for guests with a 4-piece bathroom and access to the fenced backyard. Outside, enjoy direct entry to two rear parking spaces. This home is a perfect blend of practicality and charm.