



1 97 Avenue  
Grande Cache, Alberta

MLS # A2194014



**\$125,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Lawn, Views		

**Heating:** Forced Air

**Floors:** Concrete, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Composite Siding, Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 371

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/a

This home has been renovated over the past few years and is looking for that new owner. This 2 storey townhome offers 3 bedrooms up with 4 Piece Bathroom, Main level has living room, Dining Kitchen and 2 piece bathroom. The lower level is open for your imagination. It is a walk out basement. Back yard is fenced with a deck ready for entertaining. There is two parking stalls that has electrical for those winter months to plug in your vehicle. Pets are allowed, All the front lawn and snow removal is taken care of by the condo Corporation. So just move in and enjoy. Make this town house your home.