



**GRASSROOTS**  
REALTY GROUP

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57 97 Avenue  
Grande Cache, Alberta

MLS # A2194667



**\$130,000**

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

If you're looking for a home with potential, this is it! This well-located end unit condo offers a bright and spacious layout, just waiting for a modern refresh. With a little TLC, you can transform this space into a stylish and comfortable retreat. Major updates like a new furnace and hot water tank have already been taken care of, so you can focus on making it your own. Whether you're a savvy investor or a buyer with a creative eye, this is a fantastic opportunity to add value and personalize your home. Located on the family friendly condo row in the heart of Grande Cache. This home features three bedrooms and one and a half bathrooms, offering ample space for families, or first-time buyers. The unfinished basement is a blank canvas, ready for your personal touch—whether you dream of a cozy entertainment space, a home gym, or additional storage. Enjoy the convenience of low-maintenance living with condo fees that cover grass cutting, snow removal, and reserve fund, allowing you to spend more time enjoying everything Grande Cache has to offer. Whether you're drawn to the panoramic mountain views, the potential of the home, or the ease of maintenance, this townhouse is a fantastic opportunity to create your perfect mountain escape.