



GRASSROOTS
REALTY GROUP

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49 97th Avenue
Grande Cache, Alberta

MLS # A2304591



\$169,000

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,120 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Beautifully renovated and completely move-in ready, 49 97th Avenue is ready to welcome its new owners. All that's left to do is book your viewing and see everything this home has to offer for yourself. This end-unit condo offers added privacy with neighbours on only one side. The main level features a functional layout with a bright living room, dining area, kitchen, and a convenient 2-piece bathroom. Thoughtful upgrades are carried throughout, including wainscoting, updated light fixtures, bannister, and hardware, adding a clean and modern touch. Enjoy your living room views with a mix of forest and mountain scenery. Upstairs, you'll find three bedrooms, including a spacious primary, along with a full 4-piece bathroom. The basement provides great additional space for storage or a home gym, with laundry conveniently located here as well. Outside, the landscaped backyard includes a shed for extra storage, with parking available for one vehicle out front and two at the back. Whether you're a first-time home buyer, investor, or looking to downsize, this property checks all the boxes.