



GRASSROOTS
REALTY GROUP

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**#25, 97th Avenue
Grande Cache, Alberta**

MLS # A2319820



\$149,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this beautifully updated end-unit condominium located on 97th Avenue! With neighbours on only one side, this home offers added privacy and a comfortable living experience, making it an excellent option for first-time buyers, investors, or anyone looking for affordable mountain living. Step inside to find fresh paint throughout and a combination of laminate and tile flooring that creates a bright, clean, and inviting atmosphere. The upgraded kitchen is sure to impress with its abundance of cabinetry, generous counter space, and plenty of storage to keep everything organized. Upstairs features three spacious bedrooms, including a large primary suite, along with a well-appointed 4-piece bathroom. Whether you're raising a family or simply looking for extra space, this layout offers flexibility and comfort. The fully developed walkout basement adds even more versatility. Use it as a fourth bedroom, home office, recreation room, or take advantage of the potential to generate rental income and help offset your mortgage payments. This level also includes a second 4-piece bathroom, laundry area, and utility room. Outside, the fully fenced backyard provides a great space for children, pets, gardening, or relaxing with friends and family. Move-in ready and thoughtfully updated, this end-unit offers exceptional value, added privacy, and flexible living spaces to suit a variety of lifestyles. A fantastic opportunity you won't want to miss!