



GRASSROOTS
REALTY GROUP

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69 Shand Trailer COURT
Grande Cache, Alberta

MLS # A2322957



\$59,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	989 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	None	Utilities:	-
Features:	-		

Inclusions: none

Welcome to affordable mountain living in beautiful Grande Cache! With stunning mountain views, a fully fenced yard, and a newly built tiered deck, this is the perfect place to relax and enjoy the outdoors. This well-cared-for home features brand new luxury vinyl plank flooring and trim throughout, giving it a fresh, updated feel. Outside, you'll also find a paved driveway, vinyl siding, good windows and roof, and spray foam insulation underneath for added comfort and efficiency. Inside, the bright and spacious layout offers two bedrooms, including a large primary bedroom with a walk-in closet and 2-piece ensuite. The roomy main bathroom, dedicated laundry room, and sunny eat-in kitchen add to the home's practical appeal, while the large living room provides plenty of space to gather with family and friends. Affordable monthly lot rent includes water and garbage collection, helping keep ownership costs manageable. Whether you're buying your first home, downsizing, or looking for an affordable place to enjoy the mountain lifestyle, this move-in-ready home is one you won't want to miss.