



GRASSROOTS
REALTY GROUP

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37 97 Avenue
Grande Cache, Alberta

MLS # A2324674



\$129,900

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

Heating:	Forced Air	Water:	-
Floors:	Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Updated and clean, this move-in ready 3-bedroom townhouse is ready for its next owner. All three bedrooms are located upstairs, including a spacious primary bedroom that's larger than you'll find in many homes, along with a full 4-piece bathroom. The main floor also offers the convenience of a 2-piece bathroom. Downstairs, the unfinished walkout basement provides excellent storage or the opportunity to create additional living space, with direct access to your private, fenced backyard. Backing onto the bush, you'll enjoy a peaceful natural setting and the privacy of having no rear neighbors.