



GRASSROOTS
REALTY GROUP

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57 97 Avenue
Grande Cache, Alberta

MLS # A2325056



\$130,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	1977 (49 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	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Affordable, spacious, and full of potential! This bright end-unit townhouse is the perfect opportunity for first-time buyers, investors, or anyone looking to build equity with a few cosmetic updates. Offering three bedrooms, one and a half bathrooms, and a functional layout, this home also features an unfinished basement ready for your personal vision. Major updates, including a newer furnace and hot water tank, have already been completed, allowing you to focus on making the space your own. Located in a family-friendly neighbourhood, you'll enjoy low-maintenance condo living with fees that include snow removal, lawn care, and reserve fund contributions. Whether you're looking for your first home, an investment property, or just the appeal of low maintenance living, this Grande Cache townhouse is full of opportunity.