



GRASSROOTS
REALTY GROUP

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53 97 Avenue
Grande Cache, Alberta

MLS # A2326442



\$164,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,063 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Unpaved		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Portable AC units x2

Discover affordable mountain living in the heart of Grande Cache! This welcoming 2 story condo offers 3 bedrooms and 1.5 bathrooms, making it an excellent option for first-time home buyers or investors looking to expand their portfolio in one of Alberta's most scenic mountain communities. With an abundance of windows throughout the property, you will be flooded with that beautiful natural light in every room. Vinyl plank flooring and ceramic tile throughout the home make clean up a breeze, so go ahead and get dirty out there! The main level offers an open concept kitchen/dining area, perfect for nourishing meals as a family or with friends, and a large living space with even more of that sunlight pouring in. On the upper level you will find two great sized kids or guest bedrooms, as well as a huge primary with a walk-in closet, adorned with sliding barnwood doors. Downstairs is unfinished and awaiting your personal touch! With a walk-out entry leading right into your backyard, this could be an additional rental unit or simply easy access to your fully fenced backyard for those late night fires under the stars. You will find thoughtful updates throughout the home that have added character and warmth everywhere you look. Being offered fully furnished, this turnkey property is ready for immediate possession. Surrounded by breathtaking mountain views and endless year-round recreation, Grande Cache is a haven for the outdoor enthusiasts. If you are wanting to call Grande Cache home, or looking for a home-away-from-home or investment option, give this condo a good look – all you need to do is unpack your personal belongings and enjoy the great outdoors!