



GRASSROOTS
REALTY GROUP

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229 Mawdsley
Grande Cache, Alberta

MLS # A2332573



\$154,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,200 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	Shed
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Location, location, location. Perfectly positioned on a south-facing corner lot, this well-kept 3-bedroom, 2-bathroom home captures stunning Rocky Mountain views from the living room, dining area, primary bedroom, and the brand-new front deck. Large windows fill the home with warm natural light throughout the day, while the front deck offers the perfect place to enjoy peaceful sunrises and soak in the breathtaking scenery. Situated on an owned lot with no pad rental fees, this property delivers the freedom of homeownership without the added monthly costs. The spacious lot is a rare find, featuring ample parking, a generous front yard with mature trees, and a fully fenced backyard with plenty of room for kids, pets, gardening, or entertaining. Inside, you'll appreciate the functional layout, complete with a 4-piece main bathroom and a private 4-piece ensuite off the primary bedroom. Combining exceptional outdoor space, incredible mountain views, and one of the best locations in the community, this is a property that offers a lifestyle as remarkable as its surroundings.