

**47 97 Avenue**  
**Grande Cache, Alberta**

**MLS # A2165806**



**\$107,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                              |               |                   |
| <b>Type:</b>     | Residential/Five Plus             |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.                      | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                        |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot, Views |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Vinyl         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 366 |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame    | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Wired for Data          |                   |        |

**Inclusions:** n/a

For more information, please click on Brochure button below. Move-in ready townhouse. A three bedroom, 1.5 bath residence with a Rocky Mountain view. This property features a large front lawn with a privately enclosed backyard, with room to build a deck. Step inside to an inviting main floor that has been freshly painted, and brand-new vinyl flooring throughout. A seamless flow into an open kitchen/dining area with a breakfast bar. On the second floor there are three generously sized bedrooms, each equipped with closets and a large 3 piece bathroom. A large unfinished basement, with laundry machines included and a direct walk out to the backyard. This townhouse has electrified parking for 2 vehicles and is fibre optic internet connection ready. Snow removal and front lawn care is taken care of by the condo corp. Don't miss your chance on this one of a kind townhome. Notes: 2024 Hot Water Tank, 2019 Furnace, New Front and Back Doors, Pets are welcomed.