

31 97 Avenue
Grande Cache, Alberta

MLS # A2188646



\$110,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This townhouse condo in Grande Cache, Alberta, offers both comfort and great views. The spacious living room, with its large south-facing window, fills the space with natural sunlight and showcases a private view of the surrounding trees and Rocky Mountains. The main floor also features a functional kitchen with plenty of cabinet space, a dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms, including a generously sized primary bedroom that shares the same incredible mountain views, along with a 4-piece bathroom. The walkout basement is partially finished, creating a private space for guests with a 4-piece bathroom and access to the fenced backyard. Outside, enjoy direct entry to two rear parking spaces. This home is a perfect blend of practicality and charm.