

98 97 Avenue  
Grande Cache, Alberta

MLS # A2251679



## \$109,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 98 97 Ave in Grande Cache—an inviting townhouse condo that offers comfort, space, and some incredible views. Sunlight pours in through the south-facing windows, highlighting the stunning Rocky Mountains, treetops, and morning sunrises. The home features three bedrooms upstairs, including a generous primary with a large closet, plus a full bathroom on the upper level and a convenient half bath on the main. The main floor layout includes a functional kitchen with plenty of storage and counterspace, and a bright, cozy living room that frames the mountain views perfectly. The basement offers even more living space and laundry area, plus a walkout to a small fenced yard—ideal for relaxing outdoors. Affordable, low-maintenance, and move-in ready—this home is a great opportunity to make your start in the mountains!