

**46 97 Avenue
Grande Cache, Alberta**

MLS # A2279939



\$109,999

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

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Unit 46 on 97 Ave in Grande Cache — a townhouse condo offering comfortable mountain living. This home features three bedrooms upstairs, including a spacious primary, along with a full bathroom on the upper level and a convenient half bath on the main floor. The main level includes a functional kitchen with good cabinet and counter space, plus a living room with a bushside mountain view. The partially finished basement adds extra living space with a soundproofed area ideal for a entertainment area, music room, or home office, along with storage space, laundry, and walkout access to a small fenced yard. Affordable, low-maintenance, and a solid option for buyers looking to enter the Grande Cache market.