

**47 97 Avenue
Grande Cache, Alberta**

MLS # A2273972



\$129,000

Division: NONE

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,063 sq.ft. **Age:** 1976 (50 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, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-HDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Shed		

Freshly renovated in 2025, this 3-bed, 2-bath townhouse condo offers easy living with a brand-new kitchen (with pantry), updated lighting, luxury vinyl plank flooring, and a sharp 2-piece bath on the main level. The living room opens onto a new south-facing deck where you can soak up the sunlight and enjoy the Rocky Mountain views. Upstairs features a large primary bedroom, two additional bedrooms, and a full 4-piece bath. The walkout basement offers plenty of storage or the option to finish it for extra living space, and it steps out to a low-maintenance backyard with a covered deck and an oversized 2025 SHED with a roll-up door—perfect for tools, toys, and gear. Major updates are already taken care of with a 2021 furnace and 2024 hot water tank. A solid, move-in-ready home with great value and low maintenance!