

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

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 an 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.