

# \$116,000 - 85 97 Avenue, Grande Cache

MLS® #A2225484

**\$116,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.00 Acres

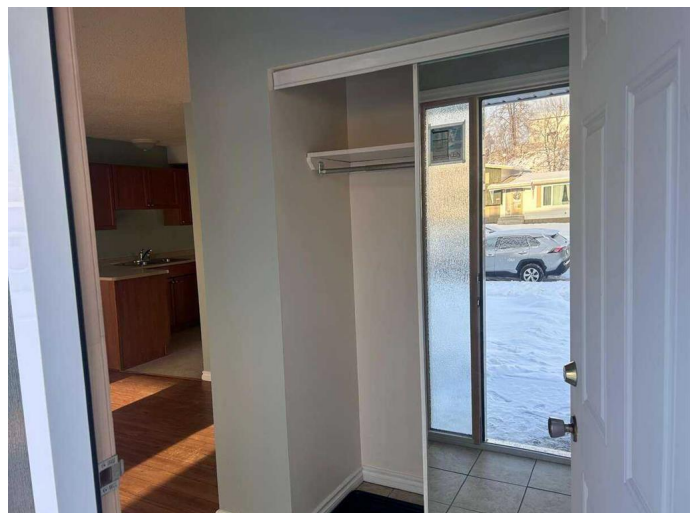
NONE, Grande Cache, Alberta

For more information, please click the "More Information" button.

Move-in ready townhouse in the heart of beautiful Grande Cache, offering comfort, updates, and stunning Rocky Mountain views. This charming three-bedroom, 1.5-bath home features a privately enclosed backyard with space to build your dream deck—perfect for relaxing or entertaining outdoors. Step inside to a bright and welcoming main floor with fresh paint, new vinyl flooring in the kitchen, and new laminate flooring throughout. The refreshed kitchen boasts updated cabinets, a new sink, and a seamless layout that flows into the open-concept living and dining areas. Upstairs, you™ll find three generously sized bedrooms, each with ample closet space, and a well-appointed 3-piece bathroom. The large, unfinished basement offers plenty of storage, includes laundry machines, and features direct walk-out access to the backyard. Additional highlights include electrified parking for two vehicles, a 2020 furnace, new front and back doors, and fibre-optic internet readiness. Pets are welcome, and the condo corporation takes care of snow removal and front lawn maintenance—giving you more time to enjoy your home. Don™t miss this unique opportunity to own a well-maintained townhome in an incredible location!

Built in 1976

## Essential Information



MLS® #	A2225484
Price	\$116,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	85 97 Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Wired for Data
Appliances	Gas Water Heater, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot, Views
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	68
Zoning	R3

**Listing Details**

Listing Office	Easy List Realty
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