

# \$159,000 - 225 Mawdsley Crescent, Grande Cache

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MLS® #A2250538

**\$159,000**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.15 Acres

NONE, Grande Cache, Alberta

Looking for single-level living with stunning mountain views? This beautiful home in Phase 6 might be exactly what you're after. Tucked away in a peaceful area with easy access to walking trails, this property offers both tranquility and convenience. Step inside to an open concept layout that feels bright and welcoming. The spacious U-shaped kitchen flows effortlessly into the dining and living areas, where you'll find built-in shelving and a cozy electric fireplace that adds just the right touch of warmth. The primary bedroom is generously sized, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office setup. Outside, the large deck is the perfect spot to soak in those breathtaking mountain views. The yard is fully fenced, giving you extra privacy, and there's even a shed for added storage. Whether you're downsizing, starting fresh, or just craving a quieter lifestyle, this home delivers on space, comfort, and surroundings. Quick possession is available!

Built in 2006

## Essential Information

MLS® #                    A2250538

Price                     \$159,000

Bedrooms              3



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,440                   |
| Acres          | 0.15                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 225 Mawdsley Crescent     |
| Subdivision | NONE                      |
| City        | Grande Cache              |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0E 0Y0                   |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Electric                                                          |
| Basement          | None                                                              |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane, Lawn |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Piling(s)       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | R -MHS6           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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