

# \$130,000 - 57 97 Avenue, Grande Cache

MLS® #A2194667

**\$130,000**

3 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

If you're looking for a home with potential, this is it! This well-located end unit condo offers a bright and spacious layout, just waiting for a modern refresh. With a little TLC, you can transform this space into a stylish and comfortable retreat. Major updates like a new furnace and hot water tank have already been taken care of, so you can focus on making it your own. Whether you're a savvy investor or a buyer with a creative eye, this is a fantastic opportunity to add value and personalize your home. Located on the family friendly condo row in the heart of Grande Cache.

This home features three bedrooms and one and a half bathrooms, offering ample space for families, or first-time buyers. The unfinished basement is a blank canvas, ready for your personal touch—whether you dream of a cozy entertainment space, a home gym, or additional storage.

Enjoy the convenience of low-maintenance living with condo fees that cover grass cutting, snow removal, and reserve fund, allowing you to spend more time enjoying everything Grande Cache has to offer. Whether you're drawn to the panoramic mountain views, the potential of the home, or the ease of maintenance, this townhouse is a fantastic opportunity to create your perfect mountain escape.

Built in 1977



## Essential Information

MLS® #	A2194667
Price	\$130,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,117
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	57 97 Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	t0e0y0

## Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Off Street

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	157
Zoning	R2

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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