

# \$128,000 - 2 97 Avenue, Grande Cache

MLS® #A2258151

**\$128,000**

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

Welcome to your new home on 97 Avenue in beautiful Grande Cache. This updated 3-bedroom, 1.5-bath townhouse-style condo is full of personality, comfort, and space. The kind of place that just feels good the moment you step inside.

On the main floor, youâ€™re greeted by big, bright windows that fill the space with natural light. The kitchen has been tastefully refreshed with rustic charm, eye-catching details, stainless steel appliances, thoughtful finishes, and a cozy, lived-in feel that makes it the heart of the home.

Upstairs, youâ€™ll find three bedrooms, including a spacious primary suite that offers beautiful, uninterrupted mountain views. Itâ€™s the perfect place to unwind after a long day.

Downstairs, the fully finished basement adds even more room to spread out, with a comfy family room thatâ€™s great for movie nights or hosting friends. The laundry area is also finished and includes a stackable washer and dryer, so everything feels neat and functional.

Step outside and youâ€™ll love the fully fenced backyard. Thereâ€™s a little deck area for seating, raspberry bushes that come back year after year, and a handy storage shed for your tools or outdoor gear. The backyard backs onto a quiet green space, with back



lane access for your two assigned parking stalls.

Condo fees cover lawn care and snow removal (front side), reserve fund and insurance, plus professional property management, making life here truly low-maintenance.

This is a family-friendly neighbourhood, close to schools, the rec centre, shopping, and parks and playgrounds. Everything you need is just a short walk or drive away.

With warm neutral tones throughout, laminate, tile, and LVP flooring, and a layout that works for both families, retirees or single individuals, this home offers affordable living with plenty of charm and space to spare.

If youâ€™re looking for a home thatâ€™s both practical and full of heart, this one might just be the perfect fit.

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2258151      |
| Price          | \$128,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,180         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2 97 Avenue               |
| Subdivision | NONE                      |
| City        | Grande Cache              |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | t0e0y0                    |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Snow Removal |
| Parking Spaces | 2            |
| Parking        | Off Street   |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | See Remarks                                                    |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                               |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Wood Frame, Cement Fiber Board                                                                                               |
| Foundation        | Poured Concrete                                                                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 20                   |
| Zoning         | GC-HDR               |

### Listing Details

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

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