

# \$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	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Zoning	GC-HDR

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.