

# \$109,900 - 98 97 Avenue, Grande Cache

MLS® #A2251679

**\$109,900**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

Welcome to 98 97 Ave in Grande Cache—an inviting townhouse condo that offers comfort, space, and some incredible views. Sunlight pours in through the south-facing windows, highlighting the stunning Rocky Mountains, treetops, and morning sunrises. The home features three bedrooms upstairs, including a generous primary with a large closet, plus a full bathroom on the upper level and a convenient half bath on the main. The main floor layout includes a functional kitchen with plenty of storage and counterspace, and a bright, cozy living room that frames the mountain views perfectly. The basement offers even more living space and laundry area, plus a walkout to a small fenced yard—ideal for relaxing outdoors. Affordable, low-maintenance, and move-in ready—this home is a great opportunity to make your start in the mountains!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251679  |
| Price          | \$109,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,063     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 98 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        | Off Street |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Range, Refrigerator |
| Heating           | Forced Air                   |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full, Unfinished             |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other                                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level |
| Roof              | Shingle                                                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 58                |
| Zoning         | R2                |

**Listing Details**

Listing Office                RE/MAX Grande Prairie

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