

# \$129,900 - 80 97 Avenue, Grande Cache

MLS® #A2218024

**\$129,900**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

Welcome to 80 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 walk-in 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 updated cabinets, plenty of storage and counterspace, and a bright, cozy living room that frames the mountain views perfectly. The seller is also offering a \$2000 credit to the buyer to add a dishwasher and/or upgrade the current appliances. The finished basement offers even more living space with a family room, den, 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® #	A2218024
Price	\$129,900
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	80 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, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	3
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.