

# \$105,000 - 85 97 Avenue, Grande Cache

MLS® #A2265990

**\$105,000**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

Move-in ready townhouse on 97 Ave with a functional layout and plenty of natural light. The main floor offers an easy flow between the kitchen, dining, and living areaâ€”perfect for everyday living or having friends over. Upstairs has three comfortable bedrooms (Including a very large primary bedroom) and a full bathroom, giving you space for family, guests, or a home office. The basement is clean and open with laundry, storage, and walk-out access to the fenced backyard. Parking is conveniently located out back, and the condo takes care of snow removal and lawn maintenance out front. An affordable and practical option for anyone looking to settle into life in beautiful Grande Cache.

Built in 1976

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2265990      |
| Price          | \$105,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,063         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |           |
|--------|-----------|
| Style  | Townhouse |
| Status | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 85 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        | Parking Pad |

### Interior

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

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 9                  |
| Zoning         | R3                 |

### 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.