

# \$175,000 - 225 Mawdsley Crescent, Grande Cache

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MLS® #A2220926

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.15 Acres

NONE, Grande Cache, Alberta

Looking for single-level living with stunning mountain views? This beautiful home in Phase 6 might be exactly what you're after. Tucked away in a peaceful area with easy access to walking trails, this property offers both tranquility and convenience.

Step inside to an open concept layout that feels bright and welcoming. The spacious U-shaped kitchen flows effortlessly into the dining and living areas, where you'll find built-in shelving and a cozy electric fireplace that adds just the right touch of warmth. The primary bedroom is generously sized, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office setup.

Outside, the large deck is the perfect spot to soak in those breathtaking mountain views. The yard is fully fenced, giving you extra privacy, and there's even a shed for added storage.

Whether you're downsizing, starting fresh, or just craving a quieter lifestyle, this home delivers on space, comfort, and surroundings. Quick possession is available!

Built in 2006

## Essential Information



MLS® #	A2220926
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	225 Mawdsley Crescent
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	49
Zoning	R -MHS6

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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