

# \$159,000 - 225 Mawdsley Crescent, Grande Cache

---

MLS® #A2250538

**\$159,000**

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® #                    A2250538

Price                     \$159,000

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	3
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	Private Yard
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R -MHS6

### **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.