



GRASSROOTS
REALTY GROUP

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202, 11114 Hoppe Avenue
Grande Cache, Alberta

MLS # A2283091

\$129,900



Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	GC-HDR
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions:	N/A
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Introducing an inviting upper-level condo in Grand Cache, perfect for first-time buyers or shared living. This move-in-ready unit features two spacious bedrooms, a cozy galley kitchen, and a four-piece bathroom. Recently updated, the home boasts newer flooring, a refreshed kitchen, and a fresh coat of paint within the past year. Step onto your balcony to take in stunning views. Condo fees cover heat, water, reserve fund contributions, and building maintenance. Whether it's your first purchase, a smart investment, or a downsizing opportunity, this unit at Le Edene is ready to welcome you home. The seller is related to the listing Agent who works for Grassroots Realty Group. Directions: