



GRASSROOTS
REALTY GROUP

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11002 HOPPE Avenue
Grande Cache, Alberta

MLS # A2313349



\$332,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,742 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Street Lighting, Views		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS, SHED.

Set against the stunning mountain backdrop of Grande Cache, this beautifully maintained 3-level split walkout is move-in ready and packed with thoughtful upgrades throughout. Offering 4 bedrooms and 2.5 bathrooms, this home provides a functional layout with plenty of flexibility for growing families, entertaining, or even running a home-based business. The entry level welcomes you with access from the attached garage into a spacious family room, a convenient 2-piece bathroom, fourth bedroom, and direct walkout access to the backyard and deck area. Just a few steps up, you'll find a bright and inviting main living space featuring an open kitchen with brand new appliances, a dining area, and an additional living room filled with natural light. Upstairs, the private primary bedroom includes its own 2-piece ensuite, while the fully renovated 4-piece main bathroom and two additional generously sized bedrooms complete the upper level. This property truly stands out for anyone needing extra storage, workspace, or room for hobbies with two attached garages — including an impressive 30x18 garage ideal for a workshop, small business setup, or recreational storage. Outside, the yard has been designed for both enjoyment and functionality with RV parking, two sheds, a large gazebo installed in 2024, and a fantastic tiki-style BBQ hut complete with a gas line for entertaining. Recent improvements and upgrades include a high-efficiency boiler (2016) with additional upgrades completed in 2026, hot water tank (2018), roof shingles (2021), upgraded Low-E windows and entry doors, foam core panel insulation, and “continuous gutters. In 2023, the stove, washer, and dryer were replaced, while 2024 brought fresh paint throughout, kitchen updates, built-in shelving additions, and enhanced outdoor living features. Pride of ownership is evident throughout

this property, making it an exceptional opportunity for buyers seeking space, functionality, and mountain living all in one.