



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11009 Hoppe Avenue
Grande Cache, Alberta

MLS # A2326806



\$260,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Sheds, Window Coverings

Is the outside of your home just as important as the inside? If so, this charming bungalow could be the perfect fit. Offering exceptional outdoor living spaces and thoughtful updates throughout, this home is a true little haven. Start your day with a coffee on the covered front deck, where you can take in the beautiful mountain views no matter what the weather has in store. The fully fenced backyard is equally impressive, featuring a two-tier deck, two storage sheds, established gardens, and blooming flowers—creating the perfect space to relax, entertain, or enjoy the outdoors. Inside, you're welcomed by a spacious porch that leads into the bright kitchen and dining area, which flows seamlessly into the inviting living room complete with a cozy wood-burning fireplace. The main level also features a generous primary bedroom, a spacious second bedroom, and a well-appointed 4-piece bathroom. The fully developed basement provides even more functional living space with a recreation room, an additional room perfect for a guest room, office, or hobby space, a spacious 4-piece bathroom, and an abundance of storage. This home has seen numerous valuable updates, including a new fence and deck in 2021, a new furnace, hot water tank, and basement development completed in 2023. A durable tin roof adds even more long-term value and peace of mind. Outside, the oversized driveway offers plenty of space for multiple vehicles, an RV, or recreational toys. Conveniently located on the service road side of Hoppe Avenue, you'll enjoy easy access to all schools, the recreation centre, Central Park, and everything Grande Cache has to offer. Lovingly maintained and move-in ready, this is a home you'll be proud to call your own.