



GRASSROOTS
REALTY GROUP

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**11002 Hoppe Avenue
Grande Cache, Alberta**

MLS # A2225748



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,742 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Views		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

This beautifully maintained 3-level split walkout is move-in ready and packed with upgrades, all set against the stunning backdrop of Grande Cache's mountain views. With 4 bedrooms and 2.5 bathrooms, this home offers a functional layout and great versatility for families or home-based professionals. The entry level features access from the attached garage, a spacious family room, a 2-piece bath, a fourth bedroom, and direct walkout access to the backyard and deck. Just a few steps up, you'll find a bright open kitchen with brand new appliances, a dining area, and an additional living space filled with natural light. The upper floor offers a private primary bedroom with a 2-piece ensuite, a fully renovated 4-piece main bath, and two more generous bedrooms. Ideal for anyone needing storage or workspace, the home includes two attached garages—one of which is 30x18 with in-floor heating, perfect for a workshop or small business. Additional highlights include a new high-efficiency boiler (2016), hot water tank (2018), roof shingles (2021), upgraded Low-E windows and entry doors, foam core panel insulation, and 5" continuous gutters. There's even RV parking and a newer garden shed (2021). A fantastic opportunity for those seeking space, function, and a beautiful mountain setting—this home truly shows pride of ownership.