



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11002 Hoppe Avenue  
Grande Cache, Alberta**

**MLS # A2225748**



**\$339,000**

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

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