



GRASSROOTS
REALTY GROUP

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11109 Hoppe Avenue
Grande Cache, Alberta

MLS # A2241582



\$169,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,080 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gentle Sloping, Sloped Up | | |

| | | | |
|--------------------|------------------|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-1 B |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NONE

This charming bungalow on Hoppe (service lane side) is ready for new owners and a fresh start. Known for their family-friendly layouts, bungalows like this one are always in demand — and it's easy to see why. Step into a spacious entryway that flows seamlessly into the living room, dining area, and a generous kitchen with plenty of room for everyone to gather. There are three bedrooms on the main floor, including a roomy primary suite with its own private 2-piece ensuite, along with a full 4-piece main bathroom. Downstairs, the mostly developed basement offers a large rec or gym area, a laundry/utility room, and loads of extra storage space. The attached garage provides great space for parking or storing your toys, and the fully fenced backyard is ideal for kids, pets, or entertaining on the deck. Priced to sell and full of potential — book your personal tour today!