



GRASSROOTS
REALTY GROUP

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

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!