



GRASSROOTS
REALTY GROUP

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201, 11114 Hoppe Avenue
Grande Cache, Alberta

MLS # A2252586



\$81,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

This delightful upper-level condo is perfectly suited for first-time buyers, investors, or those looking to downsize. With a private entrance shared by just one neighbor, the unit offers both exclusivity and comfort. Inside, you'll discover two spacious bedrooms, a beautifully renovated four-piece bathroom, a cozy galley kitchen, and the convenience of in-suite laundry. The home features a blend of hardwood and ceramic tile flooring and has been freshly painted, making it truly move-in ready. Step out onto your charming Juliette balcony and enjoy breathtaking mountain views, the perfect backdrop for your morning coffee or evening wind-down. Condo fees include heat, water, reserve fund contributions, and building maintenance/property management, ensuring a hassle-free lifestyle. Whether you're purchasing your very first home, searching for a reliable investment, or ready to simplify with a downsized space, this inviting unit at Lee Edene is ready to welcome you.