



GRASSROOTS
REALTY GROUP

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11049 Hoppe Avenue
Grande Cache, Alberta

MLS # A2096024



\$195,000

Division:	Grande Cache		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, None, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

This unique bungalow is a gem! The combination of ample square footage, three bedrooms, and three bathrooms offers a comfortable living space. Having main floor laundry is such a convenience, and the two wood stoves (pellet + wood) add a cozy touch, especially during colder months. A developed basement is a bonus—it could serve as a great entertainment area or extra living space. The large backyard has space for storing a trailer and your toys without taking away from your yard. This home is within walking distance to the daycare and Elementary School a convenient perk for families. Come and see this property with your Realtor and start dreaming of your new home in our cozy mountain town!