



11002 Hoppe Avenue  
Grande Cache, Alberta

MLS # A2121806



**\$334,000**

<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 (46 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>	Corner Lot		

<b>Heating:</b>	Baseboard, 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>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Home Sweet Home! This beautiful 3 level split with a walkout has officially hit the market and is ready for new owners!! Pack your stuff and move on in! This home has so many fantastic features, surrounded by pristine mountain views this home has something for everyone. Storage will never be an issue in this home and if you are looking for a large heated garage you've found it! The house interior has been freshly painted. The main level offers entry through your garage, 2pc bathroom, family room and 4th bedroom - along with access to your deck and yard. Up a few steps, you will find a large open kitchen with brand new appliances, your dining area and second family/sitting area. The third and final floor offers your primary bedroom with 2pc ensuite, another 4pc renovated bathroom and two more bedrooms. There are 2 attached partitioned garages, with lots of room for indoor storage. Larger garage has in-floor heating and would be great for a handyman or home based business (30X18ft) with 3 vehicle driveway parking. New hot water tank in 2018, new High Efficiency boiler installed in 2016. Roof was re-shingled in 2021. Low E energy efficient windows throughout, and entry doors all upgraded over the last 3 years. The house has been insulated with foam core panel, and has 5 inch continuous gutters. Master bath and kitchen renovated in late 2021. Parking space for a large RV. New garden shed built in 2021. Book your showing today, pride of ownership beams throughout!!