



GRASSROOTS
REALTY GROUP

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10449 Hoppe Avenue
Grande Cache, Alberta

MLS # A2142649



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,158 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	na
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Prime location! Discover this 4-level split home, ideally situated within walking distance of Central Park, the Recreation Centre, the Middle/High School, and downtown. This well-maintained residence features a modern kitchen, renovated bathrooms (4pc/2pc), a cozy wood stove, and three bedrooms conveniently located on the same level. The primary bedroom offers access to a sunroom, perfect for unwinding with patio furniture and a warm beverage. Although the home requires minor TLC, the kitchen and bathrooms have been recently updated. The exterior boasts a level backyard, two sheds, a firepit, and breathtaking mountain views from every vantage point. Contact your REALTOR today to schedule a private viewing.