



208, 11114 Hoppe Avenue
Grande Cache, Alberta

MLS # A2193979



\$99,900

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

| | | | |
|--------------------|-----------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 371 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R3 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Murphy Bed

Welcome to this delightful upper-level unit in Le Edene, perfectly suited for first-time buyers, investors, or those looking to downsize. With a private entrance shared with just one neighbor, this home offers a sense of exclusivity and comfort. Inside, you'll find in-suite laundry, a cozy galley kitchen, a stylish coffee bar, and a warm electric fireplace. Step onto the Juliette balcony to take in breathtaking mountain views—a perfect spot for your morning coffee. This unit features two bedrooms, including one that doubles as a functional office space with a built-in Murphy bed. The renovated 4-piece bathroom adds a touch of modern elegance. Condo fees include heat, water, reserve fund contributions, and building maintenance/property management, ensuring hassle-free living. Whether you're searching for your first home, an investment property, or a cozy downsizing option, this charming unit is ready to welcome you!