



**GRASSROOTS**  
REALTY GROUP

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10317 Hoppe Avenue  
Grande Cache, Alberta

MLS # A2200630



**\$259,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Views		

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

Inclusions: NONE

Tired of endless renovations? Looking for a cozy, turn-key home in the mountains? This 1,050 sq. ft. bungalow is inviting right from the curb, with brand-new roof, siding, retaining wall, gate, gutters, and front door. Step inside to find newer flooring throughout—an elegant mix of hardwood, laminate, and ceramic tile. The bright living and dining areas are flooded with natural light, while the kitchen is the perfect blend of function and style, featuring new appliances and a thoughtful layout. The main level also offers three bedrooms—ideal for kids, grandkids, or guests—plus a renovated 4-piece bathroom. Downstairs, the fully finished basement includes a brand-new 3-piece bathroom, a spacious rec room, home office area, and ample storage, along with a laundry and utility room. But the real showstopper? The stunning mountain views from your fully fenced, flat backyard! There's even space to build a garage down the road if desired. Don't miss this opportunity—schedule your showing today!