



GRASSROOTS
REALTY GROUP

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**11049 Hoppe Avenue
Grande Cache, Alberta**

MLS # A2212218



\$165,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1 B
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Spacious and full of potential, this unique bungalow offers 3 bedrooms, 3 bathrooms, and room to play/get creative. The living room features mountain views out the front window, and both a wood burning fireplace and pellet stove add a cozy touch for the cooler months. Main floor laundry adds everyday convenience, and downstairs, the fully developed basement offers even more space to enjoy. There's a large family/rec room, a den that could work well as a home office/hobby room, plus a couple of storage rooms to keep everything organized. Outside, the big backyard has plenty of room to park your trailer or toys. Just a short walk from the daycare and elementary school, this home is a great option for families. Come take a look and see what life in Grande Cache could feel like!