

# \$169,000 - 11109 Hoppe Avenue, Grande Cache

MLS® #A2241582

**\$169,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.19 Acres

NONE, Grande Cache, Alberta

This charming bungalow on Hoppe (service lane side) is ready for new owners and a fresh start. Known for their family-friendly layouts, bungalows like this one are always in demand and it's easy to see why. Step into a spacious entryway that flows seamlessly into the living room, dining area, and a generous kitchen with plenty of room for everyone to gather.

There are three bedrooms on the main floor, including a roomy primary suite with its own private 2-piece ensuite, along with a full 4-piece main bathroom. Downstairs, the mostly developed basement offers a large rec or gym area, a laundry/utility room, and loads of extra storage space.

The attached garage provides great space for parking or storing your toys, and the fully fenced backyard is ideal for kids, pets, or entertaining on the deck. Priced to sell and full of potential – book your personal tour today!

Built in 1971

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241582  |
| Price      | \$169,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,080       |
| Acres          | 0.19        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11109 Hoppe Avenue        |
| Subdivision | NONE                      |
| City        | Grande Cache              |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0E0Y0                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gentle Sloping, Sloped Up |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame                                                  |
| Foundation        | Poured Concrete                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 19th, 2025 |
|-------------|-----------------|

|                |       |
|----------------|-------|
| Days on Market | 17    |
| Zoning         | R-1 B |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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