

# \$259,000 - 10317 Hoppe Avenue, Grande Cache

MLS® #A2200630

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.19 Acres

NONE, Grande Cache, Alberta

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.

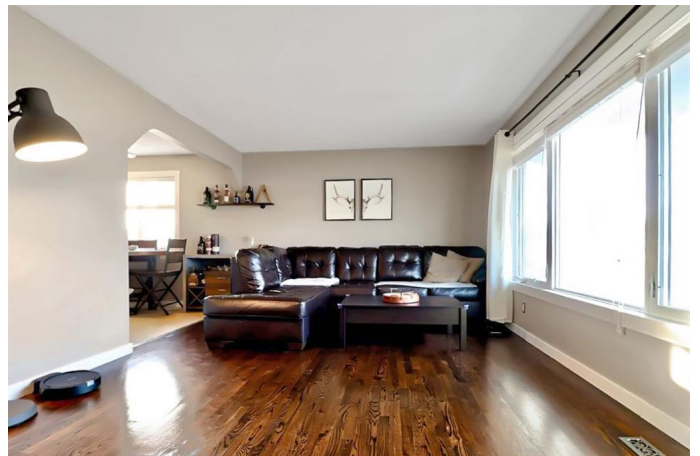
The main level also offers three bedrooms—ideal for kids, grandkids, or guests—plus a renovated 4-piece bathroom.

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!

Built in 1970



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200630    |
| Price          | \$259,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,050       |
| Acres          | 0.19        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10317 Hoppe Avenue        |
| Subdivision | NONE                      |
| City        | Grande Cache              |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0E 0Y0                   |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 10th, 2025

Days on Market            66

Zoning                        R1

### **Listing Details**

Listing Office                Grassroots Realty Group Ltd.

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