

# \$99,900 - 208, 11114 Hoppe Avenue, Grande Cache

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MLS® #A2193979

**\$99,900**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

NONE, Grande Cache, Alberta

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!

Built in 1981

## Essential Information

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Price	\$99,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	208, 11114 Hoppe Avenue
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

### Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

## Additional Information

Date Listed	February 11th, 2025
Days on Market	79
Zoning	R3

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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