

# \$69,900 - 208, 11114 Hoppe Avenue, Grande Cache

---

MLS® #A2193979

**\$69,900**

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

MLS® #

A2193979



Price	\$69,900
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	113
Zoning	R3

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.