

**208, 11114 Hoppe Avenue
Grande Cache, Alberta**

MLS # A2193979



\$99,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	850 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Murphy Bed

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!