



GRASSROOTS
REALTY GROUP

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11205 Leonard Street
Grande Cache, Alberta

MLS # A2227273



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 SHEDS

This move-in ready, beautifully renovated bungalow in Phase 4 is an absolute gem—and yes, it’s truly immaculate. You could eat off the floors, it’s that spotless! Over the past few years, this home has seen extensive upgrades inside and out. Step inside to find a welcoming entryway that opens into a bright and cozy living room, dining area, and an upgraded galley-style kitchen (all appliances included). Down the hall, you’ll find a fully renovated 4-piece bathroom and three comfortable bedrooms. But the charm doesn’t stop there—the fully finished basement has been completely redone and offers a large rec room with an electric fireplace, a spa-like 4-piece bathroom, a stylish laundry nook, and a spacious fourth bedroom with a walk-in closet. The flat, fenced yard is ideal for pets, kids, or summer entertaining. Two storage sheds are included, and there’s plenty of potential to add a small garage or RV parking. This home truly stands out—clean, modern, and ready for its next owners. Don’t miss your chance to view it. Ask your REALTOR® for the full list of upgrades and book your showing today!