11312 Leonard Street
Grande Cache, Alberta

MLS # A2229243

$319,500

Division:	NONE
Type:	Residential/House
Style:	Bi-Level

Size:	1,166 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.25 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind, Pie S

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Partial, Partially Finished		**LLD:**	-
Exterior:	Wood Frame		**Zoning:**	R1
Foundation:	Wood		**Utilities:**	-
Features:	See Remarks			

Inclusions:	Fireplace in downstairs room.

Welcome to Leonard Street, where you'll find this charming bilevel home nestled on a large pie-shaped lot with 360° mountain views that truly take your breath away. Whether you're a growing family, someone who needs space for hobbies, or simply looking for a place to enjoy the beauty of Grande Cache, this property checks all the boxes. Step inside and you'll find 3 bedrooms on the main level, plus an additional finished room downstairs—perfect for a home office, gym, or guest space. The home features 1.5 bathrooms and has seen all the big-ticket upgrades: new windows, a new roof, updated siding, and both the hot water tank and furnace have been replaced. The kitchen and bathrooms have been tastefully updated, giving the home a fresh and modern feel. The basement is partially completed and offers great potential to add even more living space. Cozy up by the wood-burning fireplace and enjoy the incredible views from every angle. Outside, the fully usable backyard is flat with alley access, a garden area, and plenty of space for kids, pets, or entertaining. And let's not forget the showstopper—your very own 26x28 detached, heated garage. Whether you're a car enthusiast, need extra storage, or dream of the ultimate workshop, this space delivers. This home has been thoughtfully cared for and is ready for its next chapter. All that's missing is you.