



GRASSROOTS
REALTY GROUP

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**11349 Leonard Street
Grande Cache, Alberta**

MLS # A2239237



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Located on Leonard Street, this bungalow has seen a steady stream of thoughtful upgrades over the years. Starting with a new concrete driveway, walkway, and retaining walls in 2018, the updates continued with a high-efficiency Blaze King wood-burning stove and water heater in 2019—powerful enough to heat the whole home in the winter. In 2021, new flooring was installed, followed by windows, a new front door, and a backyard concrete pad with shed in 2022. More recently, the home saw fresh shingles, downspouts, and fascia in 2023, and a new fridge and dishwasher in 2024. Originally a 3-bedroom, the upstairs was reimagined into a roomier 2-bedroom layout, giving the primary a large walk-in closet and expanding the second bedroom. There are two full bathrooms—one up, one down—plus a cozy family room, a den that could be converted into another bedroom, and a utility/laundry space downstairs. The driveway offers ample space for four vehicles, making this a great option for those seeking both comfort and function.