



GRASSROOTS
REALTY GROUP

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**11309 Leonard Street
Grande Cache, Alberta**

MLS # A2239624



\$274,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1 B

Utilities: -

Inclusions: N/A

Sitting on a corner lot, this bungalow offers great space both inside and out. Outside, you'll find an oversized driveway with plenty of room for your toys, a large detached two-car heated garage, a covered front porch, and a backyard deck with a privacy wall. Inside, the home has a practical layout with 3 bedrooms up and 1 down, a functional kitchen with ample counterspace and pantry storage, plus a 2-piece ensuite off the primary bedroom. There's a 4-piece main bath upstairs and a 3-piece bath downstairs alongside the laundry room. The basement also features a cozy rec/family area complete with a woodburning stove—perfect for relaxing or spending time with family/friends.