



GRASSROOTS
REALTY GROUP

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**11037 Swann Drive
Grande Cache, Alberta**

MLS # A2242896



\$173,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Views		

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

Inclusions: NONE

This 3-bedroom, 1.5-bath bungalow is just a hop, skip, and a jump from the elementary school—perfect for families or anyone looking for convenience and comfort. The main floor offers easy, single-level living with a functional layout where the kitchen seamlessly flows into the dining and living areas. Large windows bring in plenty of natural light, creating a bright and welcoming space. Recent updates include a new hot water tank, fresh vinyl plank flooring in the bathroom and primary bedroom, and a new fence for added privacy. The attached 14x24 garage is accessible directly from the house, and there's ample parking for your camper or toys—without sacrificing backyard space. This property checks all the boxes for practical, low-maintenance living in a great location!