



**GRASSROOTS**  
REALTY GROUP

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**11013 Swann Drive  
Grande Cache, Alberta**

**MLS # A2138778**



**\$229,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

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

**Inclusions:** N/A

Welcome to 11013 Swann Drive, a lovely bungalow with attached single car garage in Grande Cache, Alberta. This 3-bedroom, 3-bathroom home features a main floor full bath, a 2-piece ensuite off the primary bedroom, and another full bath in the basement. Recent updates include newer siding, windows, and shingles on the exterior, and newer flooring, paint, cabinets, and appliances on the interior. The kitchen is equipped with attractive cabinets and butcher block countertops. The basement offers a large family room, lots of storage spaces, a fully finished laundry room, and plenty of room for your personal touch. Step outside to enjoy your flat backyard and large shed that has been wired and is ready for your hobbies. Along the side of the driveway and home is lots of room for your toys or RV. Cleaned top to bottom and well maintained, this home is move-in ready for its new owners. Call today to book your private in person viewing of this property.