



11231 Leonard Street  
Grande Cache, Alberta

MLS # A2159451



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Views		

**Heating:** In Floor, Forced Air

**Floors:** Ceramic Tile, Tile, Vinyl

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete, Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1B

**Utilities:** -

**Inclusions:** Hot tub

Come take a look at this property located in our sought after phase 4 location. This fully developed and landscaped 5 Bedroom & 3 Bathroom home is looking for a new family to call it theirs. The open concept floor plan allows for an abundance of natural light throughout and neutral colours allow for the space to open up for a grand feel. On the main level, you will find, living room and kitchen-equipped with peninsula and lots of cupboard space. Off the kitchen is a Door leading to the back deck to take advantages of the views. Also on this floor you will find the Primary bedroom + ensuite, and 2 additional bedrooms. The basement is fully developed with a large bedroom, office, bathroom and laundry. Plus a huge Rec Room for you to enjoy. This home is a walk out so no need to go upstairs to get to your back yard. You can enjoy the views from all levels. Come take a look and make this property your home.