



GRASSROOTS
REALTY GROUP

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11325 Leonard Street
Grande Cache, Alberta

MLS # A2161408



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

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

Inclusions: Shed, Portable Island, Playset, Greenhouse

Discover the charm of this 4-bedroom bungalow, situated in a quiet neighborhood just a short walk from the local elementary school. With 3 bedrooms on the main floor and a cozy fourth bedroom in the basement, this home is ideal for families. Both the main floor and basement feature full bathrooms for convenience. The spacious basement boasts a large family room ready for your personal touch, a generous laundry/storage area, and an extra den that could serve as an office or hobby room. Step outside to enjoy the 18x18 deck overlooking a big backyard with plenty of room for kids and pets to play, plus a greenhouse, two sheds, and a playset. Recent updates include new shingles in 2023, ensuring peace of mind for years to come.