



GRASSROOTS
REALTY GROUP

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**11307 Leonard Street
Grande Cache, Alberta**

MLS # A2326596



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Street Lighting, Views		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Custom Window Blinds, Plastic Storage Shed.

Welcome to the cutest little family bungalow on Leonard Street in Grande Cache, where breathtaking mountain views and a warm, welcoming atmosphere make this house feel like home from the moment you arrive. Step inside to a practical 6' x 8' mudroom entry—the perfect space for coats, boots, backpacks, and all the essentials of everyday family life. The bright kitchen offers plenty of room for a dining table and features sliding patio doors leading out to the deck, making it easy to enjoy your morning coffee or summer BBQs while taking in the mountain scenery. The sun-filled living room is warm and inviting, complete with custom blinds and durable laminate flooring throughout the main level. Downstairs, you'll find stylish vinyl plank flooring that adds both comfort and durability. The main floor offers a spacious primary bedroom, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully finished basement is the perfect place for movie nights, kids' play space, or entertaining friends and family. It features a large recreation room with a cozy wood-burning fireplace, an additional room that works well as a guest room, office, or hobby space, a 3-piece bathroom, laundry and utility area, and an abundance of storage. Outside, you'll love the flat, fully fenced backyard—ideal for children, pets, and summer gatherings. There's plenty of room for a trampoline, garden, or firepit, and you'll appreciate the extra space to conveniently store your camper, RV, or recreational toys. This home has been well maintained, with the roof replaced in 2022, a hot water tank installed in 2017, and a furnace that has been regularly serviced. Whether you're searching for your next family home or a solid investment property, this one offers plenty of flexibility. The property is currently tenant occupied, and a new lease may be negotiated with the buyers if

desired. Possession is available October 1. Don't miss your opportunity to own this charming bungalow with incredible mountain views in one of Grande Cache's most desirable locations.