

# \$349,900 - 11364 Leonard Street, Grande Cache

MLS® #A2233285

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.16 Acres

NONE, Grande Cache, Alberta

Now here's a home that really checks all the boxes and stands out! Tucked away in the ever-popular Phase 4 of Grande Cache, this beautiful property backs onto quiet green space with no rear neighbours – the kind of privacy most want but is hard to find. Step inside and you're greeted by a bright, inviting interior with a modern, calming colour palette and cozy wood-grain accents that make you feel instantly at home. Every corner has been thoughtfully updated inside and out, from new siding, doors, windows, and extra insulation (2023) to a fresh roof (2020), so you can move in worry-free. The heated, oversized two-car garage is a dream for anyone who loves their toys and the outdoors, with a rear door that opens straight onto the trails. Plus, with three bedrooms, a den, a huge rec room, a 2-piece ensuite, a 4-piece bath on the main, and a 3-piece bath in the basement, this home offers a great balance of style, comfort, and everyday practicality. It's one you truly have to see for yourself!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233285  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,080       |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11364 Leonard Street      |
| Subdivision | NONE                      |
| City        | Grande Cache              |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0E0Y0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 67              |
| Zoning         | R-1 B           |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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