

**11083 Swann Drive**  
**Grande Cache, Alberta**

**MLS # A2160705**



**\$150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

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

**Inclusions:** N/A

This cozy 4-bedroom, 3-bathroom home is perfect for families or first-time buyers. With two bedrooms on the main level and two more in the basement, there's plenty of space for everyone. The primary bedroom comes with its own full ensuite, and there's a bathroom on each level for added convenience. Located directly across from the elementary school, it's a great spot for families with young kids—morning drop-offs will be a breeze, and the school's park is just steps away. The backyard is spacious, offering a great space for kids and pets to play or for creating your own outdoor retreat. This home has everything you need for comfortable, everyday living at an affordable price. If you want to view this property in person please do not hesitate to make the call!