

# \$149,000 - 411 4th Street, McLennan

MLS® #A2224746

**\$149,000**

5 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.24 Acres

NONE, McLennan, Alberta

Nestled in the heart of scenic McLennan, Alberta, this inviting 5-bedroom, 3-bathroom home offers the perfect possibilities of comfort, style, and tranquility. With a little time and care this home has everything you need to live comfortably for years to come. Spanning almost 1,100 square feet, this property has abundant natural light, ample living space and is situated on a spacious, well-maintained lot. The kitchen and dining area are spacious and bright. There is ample cupboard and counter space. The living room is large with vaulted ceilings, giving the room a warm cozy feel. 3 bedrooms and 1.5 bath as well as a finished basement with family room, full bath, 2 bedrooms and lots of storage round out the inside. An added bonus is the renos that were recently completed in the basement; new luxury vinyl plank flooring and underlay, drywall, insulation, walls upgraded to 2x4 and paint - giving the space a fresh look and feel. Outside, the expansive yard offers plenty of room for outdoor activities, gardening, or simply enjoying Alberta's natural beauty. A double garage provides ample parking and storage, while the quiet, family-friendly neighborhood ensures a peaceful living environment.

This charming home is just minutes away from local amenities, parks, and schools, with easy access to nearby recreational spots for fishing, hiking, and boating. Experience the serene lifestyle of McLennan while enjoying modern comforts—schedule a viewing today and see



this exceptional property firsthand!

Built in 1974

### **Essential Information**

MLS® #	A2224746
Price	\$149,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	411 4th Street
Subdivision	NONE
City	McLennan
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 2L0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Bar, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Front Yard, Garden, Level
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	69
Zoning	R-2

## Listing Details

Listing Office	RE/MAX Northern Realty
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