

\$120,000 - 210 3 Avenue N.e., McLennan

MLS® #A2245305

\$120,000

4 Bedroom, 1.00 Bathroom, 1,164 sqft

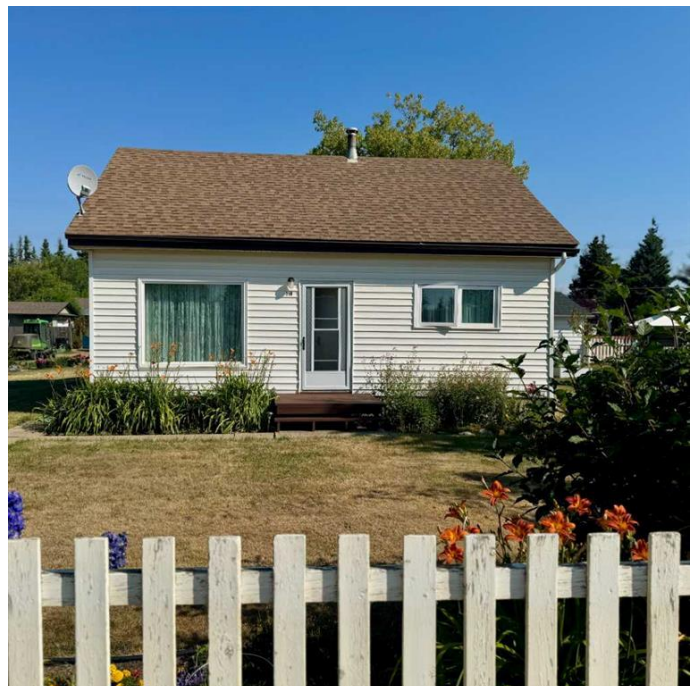
Residential on 0.14 Acres

NONE, McLennan, Alberta

Welcome to this well maintained 1.5 story home in the heart of McLennan! With 4 bedrooms, youâ€™ll have plenty of space for your growing family. The main floor features a spacious and welcoming entrance, cozy living room, and a functional kitchen with ample cupboard space. Youâ€™ll love the convenience of having the master bedroom, 4-piece bath ,and the laundry area all on the main floor. Upstairs, youâ€™ll find 3 generously sized bedrooms, each offering excellent storage, plus a bonus room thatâ€™s perfect for a home office, craft space, or quiet reading nook! The basement is ready to make your own, with space for a family room, bar area, and a second bathroom that has been previously roughed in-offering plenty of future potential. The lot is beautifully landscaped with scrubs, flowers, planted trees, and a fence in the front, making it a great curb appeal! The back yard is spacious with a large parking pad for extra guests, has back alley access, and a shed for extra storage. Recent upgrades include new shingles in 2022, new windows in 2023, and a new furnace in 2020 giving you peace of mind for years to come. McLennan is the bird capital of Canada and offers walking trails along Kimiwan Lake, a Bird Walk, and golfing nearby. Call today for a viewing!

Built in 1948

Essential Information



MLS® #	A2245305
Price	\$120,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,164
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	210 3 Avenue N.e.
Subdivision	NONE
City	McLennan
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 2L0

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	August 1st, 2025
Days on Market	49
Zoning	R1

Listing Details

Listing Office	Royal LePage P.V.R. Realty
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