

\$215,000 - 21 Erlam Street, McLennan

MLS® #A2247087

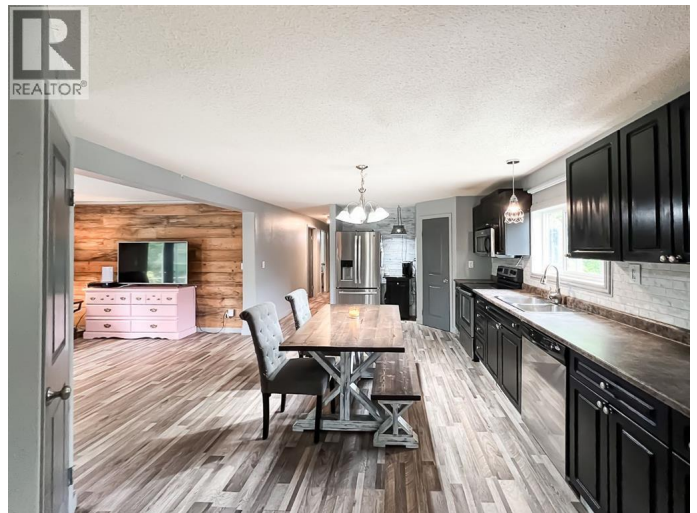
\$215,000

5 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 4.58 Acres

N/A, McLennan, Alberta

Welcome to this beautiful 5-bedroom, 2.5-bathroom home set on 4.58 acres in the charming town of McLennan, Alberta. Offering the perfect balance of small-town convenience and the peacefulness of acreage living. Step inside to a bright, modern, and inviting open-concept design where the kitchen and living room flow seamlessly together, creating an ideal space for entertaining or simply enjoying time with family. The kitchen is a chef's dream, featuring abundant cabinetry, generous countertop space, stainless steel appliances, and a corner pantry. Meanwhile, sliding patio doors from the living area open onto the deck, allowing for effortless indoor-outdoor living. The main floor features three comfortable bedrooms, a luxury 4-piece bathroom with a large walk-in tiled shower and deep soaker tub, a convenient laundry room, and a 2-piece guest bath. Downstairs, a spacious rec room provides endless possibilities for relaxation or recreation, along with two additional bedrooms and another full 4-piece bathroom. A large mudroom keeps everything organized, and a wheelchair ramp ensures accessibility for all. The double attached garage offers secure parking and storage, while the maintenance-free metal roof delivers lasting durability and peace of mind. Outside, the sprawling 4.58-acre property is a private haven, perfect for gardening, kids to play, or simply soaking in the beauty of nature. This is a rare opportunity to experience the best of



both worlds. Book your viewing today and make this beautiful acreage your forever home! (id:6289)

Built in 1948

Essential Information

Listing #	A2247087
Price	\$215,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,710
Acres	4.58
Year Built	1948
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	21 Erlam Street
Subdivision	N/A
City	Mclennan
Province	Alberta
Postal Code	T0H2L0

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Treed, No neighbours behind
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped, Lawn
Foundation	Wood

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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