



## 210 3 Avenue N.E. , McLennan, Alberta - \$120,000



Main Photo

### Property Description

Welcome to this well maintained 1.5 story home in the heart of McLennan! With 4 bedrooms, you'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. You'll love the convenience of having the master bedroom, 4-piece bath ,and the laundry area all on the main floor. Upstairs, you'll find 3 generously sized bedrooms, each offering excellent storage, plus a bonus room that'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!

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