



GRASSROOTS
REALTY GROUP

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**401 4 Street NE
McLennan, Alberta**

MLS # A2041013



\$240,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,745 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Stunning executive home in McLennan. Over 1700 square feet, finished on both levels. The upstairs is open and grand. The kitchen provides an abundance of counter and cupboard space - it is ideal for entertaining. The living room is large with laminate flooring and lots of natural light through the front windows. The master has an ensuite with a jetted tub and a standup shower. Lots of space and French doors leading onto the deck. One more bedroom and a bonus room complete the upper level. The basement has a very large bedroom, laundry, another bonus room that is set up as a hair salon and to top off the interior of this home is a rec room with room for a pool table or anything else your hear may desire. There is an attached double garage with access to both levels of the home. A large deck and a nicely treed lot round out this package. Call today for more information.