



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

303 2 Avenue NE  
McLennan, Alberta

MLS # A2087892



**\$165,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1972 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Bungalow in great condition for sale! Perfect starter home featuring 3 bedrooms on the main floor with kitchen overlooking the backyard, dining area and 4 pc bathroom. The basement is fully finished with a spacious family room, two further bedrooms, an office and utility room. Very well maintained only having one owner and located on fully landscaped fenced lot with the added bonus of a 16'x24' garage. Relax and enjoy those summer evenings on the tiered back deck with aluminum railing. Upgrades include new furnace installed in 2023, new appliances, exterior doors and interior paint as well as some new flooring. Great for a growing family! Call today for your viewing!