



77415 Range Road 194  
McLennan, Alberta

MLS # A2114477



**\$489,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	118.00 Acres		
<b>Lot Feat:</b>	Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	28-77-19-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

118 acres of land on the south west exterior border of McLennan. The property has a 1120 square foot 3 bedroom home and a 30 x60 heated shop. The Shop has two garage doors on the length of the building: one 10'6 high x 14 wide and the second 10 foot high and 12 foot high. The house has been updated with paint, flooring and more. The land is currently being leased by a local farmer for cereal crop. Call, email or text today to find out more.