



**33 1st Avenue NE
McLennan, Alberta**

MLS # A2141490



\$175,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1967 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers		

Inclusions: n/a

Welcome to this charming 3-bedroom, 2-bathroom home. As you step inside, you're greeted by a spacious living room bathed in natural light from large windows, creating a warm and inviting atmosphere. A cozy fireplace adds an extra touch of comfort, perfect for those chilly evenings. The open-concept kitchen and dining area provide an ideal space for both entertaining and everyday living. This area flows effortlessly, making meal preparation and dining a delight. The main floor boasts two generously sized bedrooms and a 4-piece bathroom, ensuring ample space for family and guests. A delightful 3-season room extends the living space and leads to the backyard, offering a perfect spot for morning coffee or evening relaxation. Venture downstairs to discover a huge basement brimming with possibilities. This versatile space includes a built-in wall safe and, an additional fridge, and offers endless potential for customization. It features a third bedroom, a 3-piece bathroom, and a dedicated storage room, ensuring all your needs are met. Outside, the home is a green thumb's paradise. The fully landscaped yard is adorned with multiple raised beds, perfect for gardening enthusiasts. Enjoy outdoor gatherings around the fire pit, and benefit from the convenience of back alley access. Parking is a breeze with both a detached garage and an attached garage, which features a ramp for wheelchair access into the house. Additional features of this delightful home include a central vacuum system for ease of maintenance. This home truly offers a perfect blend of functionality and charm, ready to welcome you with open arms.