



**GRASSROOTS**  
REALTY GROUP

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**79 MacMillan Avenue  
McLennan, Alberta**

**MLS # A2169208**



**\$239,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Central Vacuum, High Ceilings, Pantry, Sump Pump(s)		

**Inclusions:** N/A

If you've been looking for a new place to hang your hat - look no further! This 8 year old home situated on a quiet street in McLennan has all you could ask for and more. Tastefully finished upstairs has an open kitchen and eating area along with a cozy living room. 3 bedrooms on the main floor. The master bedroom has an ensuite with a claw foot tub and a walk in closet. Downstairs is partially developed with 2 additional bedrooms, an office and a rec room area. The lot that is just over an acre in size is landscaped and the back yard is completely fenced. A greenhouse, shed and a workshop round out the very useful outdoor space. Call today for your appointment to view this home.