



GRASSROOTS
REALTY GROUP

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**79 MacMillan Avenue
McLennan, Alberta**

MLS # A2169208



\$239,000

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

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas
Features:	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.