



GRASSROOTS
REALTY GROUP

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**310 Brassard
McLennan, Alberta**

MLS # A2177295



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,500 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Aggregate, Double Garage Detached, Garage Door Opener, Garage Faces R		
Lot Size:	0.30 Acre		
Lot Feat:	Lawn, No Neighbours Behind, Landscaped, Street Lighting, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar	Zoning:	R2
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Private with a View! This amazing home speaks of pride of ownership and offers private living surrounded by mother nature. Situated on a 100'x130' oversized lot and beautifully landscaped with many trees, walkways, and flowerbeds. The livingroom with the vaulted ceilings and prow window and front wraparound deck access offer a stunning view of Kimiwan Lake. Wake up in the morning and enjoy the same lakeview from your Masterbedroom featuring a walk-in closet, and 3pc Ensuite. A further 2 bedrooms, 4pc bathroom, laundry room, diningroom with back deck access and a great working kitchen with new countertop range, and all the appliances you need to entertain your special guests complete the main floor. The basement is about 80% complete with 1 bedroom, plumbed for a bathroom, and all that is left for you to do is choose your flooring. This home has undergone many recent renovations in the last 2-4 years including interior paint, refurbished kitchen cabinets, countertops, led lighting, back deck with composite decking, flooring, furnace, and shingles new Sept 2024.. The double detached garage constructed in 1997 is wired 220 and heated and as well there is additional parking in the back. This fantastic property is just waiting for you, don't delay!