



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**55 Bousfield Avenue
McLennan, Alberta**

MLS # A2196423



\$199,500

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,380 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.34 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Private | | |

| | | | |
|--------------------|---------------------|-------------------|----|
| Heating: | In Floor | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, See Remarks | | |

Inclusions: riding lawn mover, trampoline,

Welcome to this charming 3 bedroom, 3 bath bungalow in McLennan! Situated on 2 spacious lots, this property offers plenty of room to enjoy outdoor living, whether you dream of building a garage, starting a garden, or simply enjoying the added privacy! Step into the covered front deck, perfect for relaxing or enjoying your morning coffee! Inside, the main floor has been freshly painted, and new flooring added, creating a bright and inviting space. The kitchen boasts ample cupboard space, a convenient pantry, and newer appliances, making meal prep a breeze. The dining and living room both have garden doors, giving you easy access to the outdoors. Downstairs provide the opportunity to customize to your liking. It includes new windows, in-floor heating, 2 piece bath, storage area, and generously sized family room and bedroom space waiting for your finishing touches. The heating and hot water systems are only a couple of years old, offering peace of mind. Enjoy the convenience of having in-floor heating upstairs also! With endless possibilities for customization inside and out, this property is a fantastic opportunity! Riding lawn mower and trampoline are also included with the property. Call today for a viewing!