



**GRASSROOTS**  
REALTY GROUP

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21 Erlam Street  
McLennan, Alberta

MLS # A2208861



**\$244,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,632 sq.ft.	Age:	1947 (78 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.58 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: N/A

Imagine a life of space on 4.58 acres, comfort, and convenience in this 5-bedroom, 2 full bathroom, and 1 half bathroom home nestled in the charming town of McLennan, Alberta. Offering the perfect blend of town living with the tranquility of acreage life, this property is a rare find. Step inside and be greeted by a welcoming atmosphere with an open-concept feel. The adjoining kitchen and living room create a seamless flow, perfect for entertaining family and friends or simply enjoying quality time together. Picture yourself preparing delicious meals in the kitchen while still being part of the conversation in the spacious living area. The convenience of main floor laundry adds to the ease of daily living, while the primary bedroom offers a true retreat complete with a sizeable closet to accommodate all your wardrobe needs. This home boasts a thoughtful addition designed for modern living. A sizeable mudroom/entrance provides ample space to organize coats, shoes, and gear, keeping the main living areas tidy. Accessibility is a key feature with a wheelchair ramp ensuring everyone can comfortably access the home. The convenience continues with a double attached garage, offering secure parking and extra storage. Forget about roof maintenance for years to come! The home is topped with a durable and maintenance-free metal roof, providing peace of mind and long-term value. Situated on a 4.58-acre lot, this property offers the space and privacy you've been dreaming of. Enjoy the feeling of acreage living with plenty of room for kids to play, gardening, or simply relaxing and taking in the peaceful surroundings. Don't miss out on the opportunity to make this wonderful house your forever home! Call, text, or email today to book your viewing!

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