



GRASSROOTS
REALTY GROUP

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**103 Centre Street
McLennan, Alberta**

MLS # A2210573



\$219,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,112 sq.ft.	Age:	1928 (97 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Chandelier, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: n/a

This captivating home in McLennan offers the perfect blend of historic charm and modern practicality. Featuring 4 bedrooms, 2 baths and an upper 1 bedroom, 1 bath suite with a private entrance, this property provides great potential for extra income or multi-generational living. Inside, timeless details abound, from the hardwood flooring to the warm glow of the wood burning fireplace in the living room. Every detail has been wonderfully preserved and maintained. Elegant chandeliers add a touch of sophistication throughout. The kitchen has a large window, allowing natural light to flow through and a new electric oven for peace of mind. The spacious dining room is perfect for entertaining, and features a built-in buffet cabinet, and patio doors leading to a covered deck. Nestled on three lots spanning 0.26 acres, this property boasts a large fenced and landscaped yard with mature trees, and scrubs offering both beauty and privacy. Enjoy a double heated garage with power, ensuring ample storage and convenience. Located less than 40 mins from High Prairie, McLennan is the bird capital of Canada and offers walking trails along Kimiwan Lake, a Bird Walk, and golfing nearby. Call today for a viewing!