\$244,900 - 21 Erlam Street, McLennan

MLS® #A2208861

\$244,900

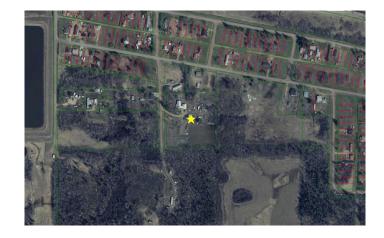
5 Bedroom, 3.00 Bathroom, 1,632 sqft Residential on 4.58 Acres

NONE, McLennan, Alberta

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!

Built in 1947

Essential Information

MLS® # A2208861 Price \$244,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,632 Acres 4.58 Year Built 1947

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 21 Erlam Street

Subdivision NONE

City McLennan

County Smoky River No. 130, M.D. of

Province Alberta
Postal Code T0H 2L0

Amenities

Parking Spaces 8

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Pantry, See Remarks

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Partial, Crawl Space

Exterior

Exterior Features Private Yard

Lot Description Private
Roof Metal

Construction Vinyl Siding

Foundation Wood

Additional Information

Date Listed April 4th, 2025

Days on Market 28

Zoning Residential

Listing Details

Listing Office Grassroots Realty Group - High Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.