# \$309,900 - 207 5 Avenue Ne, McLennan

MLS® #A2208949

## \$309,900

3 Bedroom, 4.00 Bathroom, 1,652 sqft Residential on 0.15 Acres

NONE, McLennan, Alberta

Welcome to your dream home! Nestled in a quiet, close-knit neighborhood, this spacious and modern two-storey residence offers the perfect blend of comfort, style, and serenity. Boasting a generous layout, this not too old home features multiple living spaces, large windows that flood the home with natural light, and breathtaking views overlooking the lake. Whether you're sipping your morning coffee on the deck or enjoying sunsets from the comfort of your living room, the scenery is never far away. The home includes 3 bedrooms, 3.5 bathrooms, an open-concept main floor with modern kitchen, dining, and living areas. There is also a finished basement â€" ideal for a rec room, home gym, or additional living space. The attached garage has ample storage throughout and the beautifully landscaped yard is also fenced. Located in a tranquil and family-friendly community, this home offers privacy, peace, and a true sense of retreat while still being just a short drive to local amenities. Don't miss your chance to own this exceptional property in one of the area's most desirable neighborhoods!





Built in 2007

#### **Essential Information**

MLS® # A2208949 Price \$309,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,652 Acres 0.15

Year Built 2007

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 207 5 Avenue Ne

Subdivision NONE

City McLennan

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

Province Alberta
Postal Code T0H 2L0

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Few Trees, Fror

Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation ICF Block

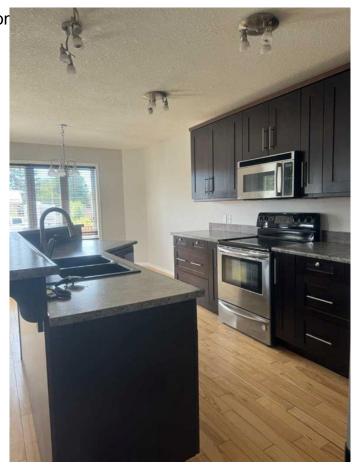
### **Additional Information**

Date Listed April 5th, 2025

Days on Market 28 Zoning R2

# **Listing Details**

Listing Office RE/MAX Northern Realty



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