

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

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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 – 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, Storage, Vinyl Windows, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Window Coverings      |
| Heating           | Forced Air, Natural Gas, In Floor  |
| 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, Front Views |
| Roof            | Asphalt Shingle                   |
| Construction    | Vinyl Siding, Wood Frame          |
| Foundation      | ICF Block                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 125             |
| Zoning         | R2              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|



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