

# \$157,600 - 411 4th Street, McLennan

MLS® #A2177164

**\$157,600**

5 Bedroom, 3.00 Bathroom, 1,075 sqft  
Residential on 0.24 Acres

NONE, McLennan, Alberta

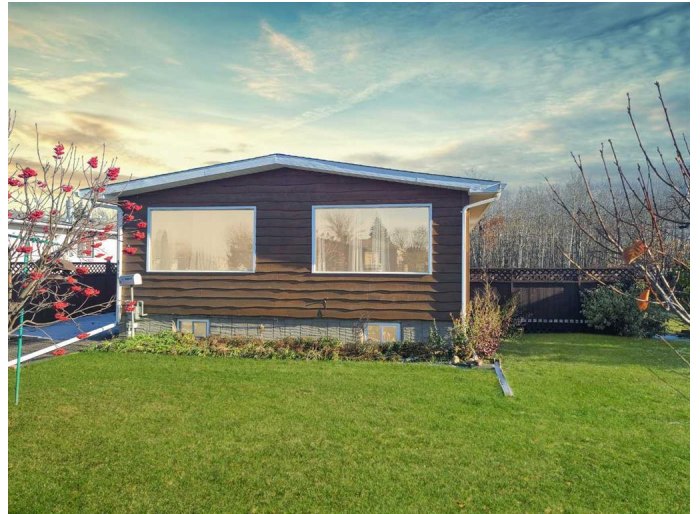
Nestled in the heart of scenic McLennan, Alberta, this inviting 5-bedroom, 3-bathroom home offers the perfect possibilities of comfort, style, and tranquility. With a little time and care this home has everything you need to live comfortably for years to come. Spanning almost 1,100 square feet, this property has abundant natural light, ample living space and is situated on a spacious, well-maintained lot.

The kitchen and dining area are spacious and bright. There is ample cupboard and counter space. The living room is large with vaulted ceilings, giving the room a warm cozy feel.

3 bedrooms and 1.5 bath as well as a finished basement with family room, full bath, 2 bedrooms and lots of storage round out the inside. An added bonus is the renos that were recently completed in the basement; new luxury vinyl plank flooring and underlay, drywall, insulation, walls upgraded to 2x4 and paint - giving the space a fresh look and feel.

Outside, the expansive yard offers plenty of room for outdoor activities, gardening, or simply enjoying Alberta's natural beauty. A double garage provides ample parking and storage, while the quiet, family-friendly neighborhood ensures a peaceful living environment.

This charming home is just minutes away from local amenities, parks, and schools, with easy



access to nearby recreational spots for fishing, hiking, and boating. Experience the serene lifestyle of McLennan while enjoying modern comforts—schedule a viewing today and see this exceptional property firsthand!

Built in 1974

### Essential Information

MLS® #	A2177164
Price	\$157,600
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	411 4th Street
Subdivision	NONE
City	McLennan
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 2L0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Bar, Vaulted Ceiling(s)
Appliances	Electric Stove, Refrigerator, Dryer, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Front Yard, Level, Garden
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 4th, 2024
Days on Market	169
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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