

21 Erlam Street
McLennan, Alberta

MLS # A2247087



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,710 sq.ft.	Age:	1948 (78 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.58 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-77-19-W5
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage		

Inclusions: n/a

Welcome to this beautiful 5-bedroom, 2.5-bathroom home set on 4.58 acres in the charming town of McLennan, Alberta. Offering the perfect balance of small-town convenience and the peacefulness of acreage living. Step inside to a bright, modern, and inviting open-concept design where the kitchen and living room flow seamlessly together, creating an ideal space for entertaining or simply enjoying time with family. The kitchen is a chef's dream, featuring abundant cabinetry, generous countertop space, stainless steel appliances, and a corner pantry. Meanwhile, sliding patio doors from the living area open onto the deck, allowing for effortless indoor-outdoor living. The main floor features three comfortable bedrooms, a luxury 4-piece bathroom with a large walk-in tiled shower and deep soaker tub, a convenient laundry room, and a 2-piece guest bath. Downstairs, a spacious rec room provides endless possibilities for relaxation or recreation, along with two additional bedrooms and another full 4-piece bathroom. A large mudroom keeps everything organized, and a wheelchair ramp ensures accessibility for all. The double attached garage offers secure parking and storage, while the maintenance-free metal roof delivers lasting durability and peace of mind. Outside, the sprawling 4.58-acre property is a private haven, perfect for gardening, kids to play, or simply soaking in the beauty of nature. This is a rare opportunity to experience the best of both worlds. Book your viewing today and make this beautiful acreage your forever home!