

# \$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
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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	42
Zoning	Residential

## Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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