

# \$215,000 - 21 Erlam Street, McLennan

MLS® #A2247087

## \$215,000

5 Bedroom, 3.00 Bathroom, 1,710 sqft  
Residential on 4.58 Acres

NONE, McLennan, Alberta

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!

Built in 1948

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247087                         |
| Price          | \$215,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,710                            |
| Acres          | 4.58                             |
| Year Built     | 1948                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 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      | Double Garage Attached |
| # of Garages | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                   |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

|                 |                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed, Native Plants |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
|--------------|--------------|

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 90 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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