

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

---

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	140
Zoning	R2

**Listing Details**

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



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.