

\$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
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Exterior

Exterior Features	Private Yard, Storage
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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
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Roof	Metal
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Construction	Vinyl Siding
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Foundation	Wood
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Additional Information

Date Listed	August 8th, 2025
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Days on Market	8
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Zoning	R1
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Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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