

\$319,000 - 310 Brassard, McLennan

MLS® #A2177295

\$319,000

4 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.30 Acres

NONE, McLennan, Alberta

Private with a View! This amazing home speaks of pride of ownership and offers private living surrounded by mother nature. Situated on a 100'x130' oversized lot and beautifully landscaped with many trees, walkways, and flowerbeds. The livingroom with the vaulted ceilings and prow window and front wraparound deck access offer a stunning view of Kimiwan Lake. Wake up in the morning and enjoy the same lakeview from your Masterbedroom featuring a walk-in closet, and 3pc Ensuite. A further 2 bedrooms, 4pc bathroom, laundry room, diningroom with back deck access and a great working kitchen with new countertop range, and all the appliances you need to entertain your special guests complete the main floor. The basement is about 80% complete with 1 bedroom, plumbed for a bathroom, and all that is left for you to do is choose your flooring. This home has undergone many recent renovations in the last 2-4 years including interior paint, refurbished kitchen cabinets, countertops, led lighting, back deck with composite decking, flooring, furnace, and shingles new Sept 2024.. The double detached garage constructed in 1997 is wired 220 and heated and as well there is additional parking in the back. This fantastic property is just waiting for you, don't delay!

Built in 1985

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2177295 |
| Price | \$319,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,500 |
| Acres | 0.30 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 310 Brassard |
| Subdivision | NONE |
| City | McLennan |
| County | Smoky River No. 130, M.D. of |
| Province | Alberta |
| Postal Code | T0H 2L0 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Aggregate, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|---------------------------------------------------------------|
| Fireplaces | Glass Doors, Insert, Living Room, Raised Hearth, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage |
| Lot Description | Lawn, No Neighbours Behind, Landscaped, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Cedar |
| Foundation | Poured Concrete, Wood |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 4th, 2024 |
| Days on Market | 161 |
| Zoning | R2 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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