# \$299,000 - 310 Brassard, McLennan

MLS® #A2177295

# \$299,000

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, 2pc bathroom(new Sept/25), 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 \$299,000

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, Garbage Collection, High Speed Internet

Available, Natural Gas Connected, 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 Pantry, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Low Flow

Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed

Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop,

Freezer, Microwave, Window Coverings

Heating Forced Air, Natural Gas, High Efficiency

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 Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views

Roof Asphalt Shingle

Construction Cedar

Foundation Poured Concrete, Wood

## **Additional Information**

Date Listed November 4th, 2024

Days on Market 363 Zoning R2

# **Listing Details**

Listing Office Royal LePage P.V.R. Realty

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