

**208 3 Ave NE**  
**McLennan, Alberta**

**MLS # A2267451**



**\$6,700**

**Division:** NONE

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R2

**Water:** -

**Sewer:** -

**Utilities:** -

The owner is ready to move this property and the recent price improvement shows it! Here is the opportunity to start the next chapter of your life in the picturesque town of McLennan Alberta. This lot has many possibilities - house, duplex, modular, just to name a few, and is cleared and ready to go. The alley that runs along the back side of the property offers you access from the front and the back, giving the lot even more versatility. If you are ready to make a move now is the time - this property is affordable, cleared, utilities are to the property line. Call today for more information on this great opportunity. Additional Land Use information is located in the supplements - take a look at all the possibilities.