

310 Brassard
McLennan, Alberta

MLS # A2177295



\$299,000

Division: NONE

Type: Residential/House

Style: Bi-Level

Size: 1,500 sq.ft. **Age:** 1985 (41 yrs old)

Beds: 4 **Baths:** 2

Garage: Aggregate, Double Garage Detached, Garage Door Opener, Garage Faces R

Lot Size: 0.30 Acre

Lot Feat: Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views

Heating: High Efficiency, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Vinyl

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cedar

Zoning: R2

Foundation: Poured Concrete, Wood

Utilities: Electricity Connected, Natural Gas Connected, Garba

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)

Inclusions: n/a

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!