

**217 2 Avenue NE**  
**McLennan, Alberta**

**MLS # A2208947**



**\$10,000**

**Division:** NONE

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R2

**Water:** -

**Sewer:** -

**Utilities:** -

If you are looking for a very affordable residential lot to build your next home on then look no further than this 50ft x 122 ft lot located in the Bird Capital of Canada-McLennan. This little town sits along the shores of Kimiwan Lake and offers great recreational opportunities all within a short drive. The town itself has all of the amenities a person needs like a school and hospital but escapes the higher priced lots of the larger communities. The property has the services to the property line making it easy to service and set up. A slower pace of life and welcoming, friendly residents make this a great place to call home. Call today to find out more!