

# \$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	152
Zoning	R2

## Listing Details

Listing Office	Royal LePage P.V.R. Realty
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