

# \$244,900 - 21 Erlam Street, McLennan

MLS® #A2208861

**\$244,900**

5 Bedroom, 3.00 Bathroom, 1,632 sqft  
Residential on 4.58 Acres

NONE, McLennan, Alberta

Imagine a life of space on 4.58 acres, comfort, and convenience in this 5-bedroom, 2 full bathroom, and 1 half bathroom home nestled in the charming town of McLennan, Alberta. Offering the perfect blend of town living with the tranquility of acreage life, this property is a rare find. Step inside and be greeted by a welcoming atmosphere with an open-concept feel. The adjoining kitchen and living room create a seamless flow, perfect for entertaining family and friends or simply enjoying quality time together. Picture yourself preparing delicious meals in the kitchen while still being part of the conversation in the spacious living area. The convenience of main floor laundry adds to the ease of daily living, while the primary bedroom offers a true retreat complete with a sizeable closet to accommodate all your wardrobe needs. This home boasts a thoughtful addition designed for modern living. A sizeable mudroom/entrance provides ample space to organize coats, shoes, and gear, keeping the main living areas tidy. Accessibility is a key feature with a wheelchair ramp ensuring everyone can comfortably access the home. The convenience continues with a double attached garage, offering secure parking and extra storage. Forget about roof maintenance for years to come! The home is topped with a durable and maintenance-free metal roof, providing peace of mind and long-term value. Situated on a 4.58-acre lot, this property offers the space and privacy you've been dreaming of. Enjoy the feeling of



acreage living with plenty of room for kids to play, gardening, or simply relaxing and taking in the peaceful surroundings. Don't miss out on the opportunity to make this wonderful house your forever home! Call, text, or email today to book your viewing!

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208861    |
| Price          | \$244,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,632       |
| Acres          | 4.58        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 21 Erlam Street              |
| Subdivision | NONE                         |
| City        | McLennan                     |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 2L0                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | Pantry, See Remarks |
|-------------------|---------------------|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating      | Forced Air   |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Finished, Partial, Crawl Space                                       |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Private      |
| Roof              | Metal        |
| Construction      | Vinyl Siding |
| Foundation        | Wood         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 13              |
| Zoning         | Residential     |

## Listing Details

|                |  |
|----------------|--|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|--|

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