

# \$144,500 - 411 4th Street, McLennan

MLS® #A2256939

**\$144,500**

5 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.24 Acres

NONE, McLennan, Alberta

Nestled in the heart of scenic McLennan, Alberta, this inviting 5-bedroom, 3-bathroom home offers the perfect possibilities of comfort, style, and tranquility. With a little time and care this home has everything you need to live comfortably for years to come. Spanning almost 1,100 square feet, this property has abundant natural light, ample living space and is situated on a spacious, well-maintained lot. The kitchen and dining area are spacious and bright. There is ample cupboard and counter space. The living room is large with vaulted ceilings, giving the room a warm cozy feel. 3 bedrooms and 1.5 bath as well as a finished basement with family room, full bath, 2 bedrooms and lots of storage round out the inside. An added bonus is the renos that were recently completed in the basement; new luxury vinyl plank flooring and underlay, drywall, insulation, walls upgraded to 2x4 and paint - giving the space a fresh look and feel. Outside, the expansive yard offers plenty of room for outdoor activities, gardening, or simply enjoying Alberta's natural beauty. A double garage provides ample parking and storage, while the quiet, family-friendly neighborhood ensures a peaceful living environment.

This charming home is just minutes away from local amenities, parks, and schools, with easy access to nearby recreational spots for fishing, hiking, and boating. Experience the serene lifestyle of McLennan while enjoying modern comforts—schedule a viewing today and see



this exceptional property firsthand!

Built in 1974

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256939    |
| Price          | \$144,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,075       |
| Acres          | 0.24        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 411 4th Street               |
| Subdivision | NONE                         |
| City        | McLennan                     |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 2L0                      |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Bar, Vaulted Ceiling(s)                     |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | Central Air                                 |
| Has Basement      | Yes                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Storage  
Lot Description        Back Lane, Front Yard, Garden, Level  
Roof                      Asphalt Shingle  
Construction          Concrete, Mixed, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 12th, 2025  
Days on Market        3  
Zoning                    R-2

**Listing Details**

Listing Office            RE/MAX Northern Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.