

# \$199,500 - 55 Bousfield Avenue, McLennan

---

MLS® #A2196423

**\$199,500**

3 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.34 Acres

NONE, McLennan, Alberta

Welcome to this charming 3 bedroom, 3 bath bungalow in McLennan! Situated on 2 spacious lots, this property offers plenty of room to enjoy outdoor living, whether you dream of building a garage, starting a garden, or simply enjoying the added privacy! Step into the covered front deck, perfect for relaxing or enjoying your morning coffee! Inside, the main floor has been freshly painted, and new flooring added, creating a bright and inviting space. The kitchen boasts ample cupboard space, a convenient pantry, and newer appliances, making meal prep a breeze. The dining and living room both have garden doors, giving you easy access to the outdoors. Downstairs provide the opportunity to customize to your liking. It includes new windows, in-floor heating, 2 piece bath, storage area, and generously sized family room and bedroom space waiting for your finishing touches. The heating and hot water systems are only a couple of years old, offering peace of mind. Enjoy the convenience of having in-floor heating upstairs also! With endless possibilities for customization inside and out, this property is a fantastic opportunity! Riding lawn mower and trampoline are also included with the property. Call today for a viewing!

Built in 2009

## Essential Information



MLS® #	A2196423
Price	\$199,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.34
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	55 Bousfield Avenue
Subdivision	NONE
City	McLennan
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 2L0

### **Amenities**

Parking Spaces	6
Parking	Parking Pad

### **Interior**

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  February 21st, 2025

Days on Market            70

Zoning                        R2

### **Listing Details**

Listing Office                Royal LePage P.V.R. 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.