

# \$119,900 - 31 Bousfield Avenue, McLennan

MLS® #A2208079

**\$119,900**

3 Bedroom, 1.00 Bathroom, 680 sqft  
Residential on 0.34 Acres

NONE, McLennan, Alberta

Check out this cute little home on double lot. Large single garage included! Great for single or couple, retired or just starting out, this is an affordable option. Would also be good as a rental property. Come have a look!

Built in 1985

## Essential Information

MLS® #	A2208079
Price	\$119,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	680
Acres	0.34
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	31 Bousfield Avenue
Subdivision	NONE
City	McLennan
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 2L0

## Amenities



Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Central Vacuum
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Other
Heating	Baseboard, Electric, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Metal
Construction	Vinyl Siding, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	7
Zoning	Low Density Residential

### **Listing Details**

Listing Office	Royal LePage Redwillo Realty
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.