

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

MLS® #A2250918

**\$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® #	A2250918
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	Central Vacuum, Bookcases
Appliances	Dryer, Electric Stove, Other, Refrigerator, Washer
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	Other, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Low Density Residential

## Listing Details

Listing Office	Royal LePage Redwillo Realty
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