

# \$10,000 - 217 2 Avenue Ne, McLennan

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MLS® #A2208947

**\$10,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

NONE, McLennan, Alberta

If you are looking for a very affordable residential lot to build your next home on then look no further than this 50ft x 122 ft lot located in the Bird Capital of Canada-McLennan. This little town sits along the shores of Kimiwan Lake and offers great recreational opportunities all within a short drive. The town itself has all of the amenities a person needs like a school and hospital but escapes the higher priced lots of the larger communities. The property has the services to the property line making it easy to service and set up. A slower pace of life and welcoming, friendly residents make this a great place to call home. Call today to find out more!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2208947         |
| Price     | \$10,000         |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 217 2 Avenue Ne              |
| Subdivision | NONE                         |
| City        | McLennan                     |
| County      | Smoky River No. 130, M.D. of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0H 2L0 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 132             |
| Zoning         | R2              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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