

# \$10,000 - 24 1 Avenue Ne, McLennan

MLS® #A2208946

**\$10,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

NONE, McLennan, Alberta

Get back to a more simple pace of life and build your future in the friendly and inviting community of McLennan. Nestled along the shores of Kimiwan Lake, discover a vibrant little town full of history. Plus it is here that you will find affordability. Land prices are much cheaper than you will find anywhere else! This double lot measures 66ft x 122 ft and has services already on to the lot. Save time and money and get your dream home built a lot faster than if you still had to service a lot. A school, hospital and other essential services exist here making this a great option for those looking to stretch their dollar. Call today to find out more!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2208946         |
| Price     | \$10,000         |
| Bathrooms | 0.00             |
| Acres     | 0.18             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 24 1 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 | 110             |
| Zoning         | R2              |

### **Listing Details**

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

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