



143046 Range road 171  
Rural Taber, M.D. of, Alberta

MLS # A2255158



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	2.69 Acres		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Cistern, Dugout
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover this charming little acreage just minutes from Enchant, Alberta! Everything is conveniently located on one level&mdash;no basement&mdash;making it perfect for those who prefer easy main-floor living. Step inside to a spacious mudroom with its own bathroom, leading into an updated kitchen, a large dining area, and four comfortable bedrooms. Outside, you&rsquo;ll find plenty of room to roam, with irrigation water available to help keep the lawn lush and green. The property also includes a dugout with a brand-new fence, plus a generous garage that&rsquo;s ready for some finishing touches to make it your own. If you&rsquo;ve been searching for an affordable starter acreage with space to grow, this one is definitely worth a look!