



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2255158



\$475,000

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

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

Inclusions: N/A

Discover this charming little acreage just minutes from Enchant, Alberta! Everything is conveniently located on one level&mdashno basement&mdashmaking 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’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’s ready for some finishing touches to make it your own. If you’ve been searching for an affordable starter acreage with space to grow, this one is definitely worth a look!