



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 (31 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—no basement—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'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!