

# \$409,900 - 151047 Range Road 171, Enchant

MLS® #A2179945

**\$409,900**

5 Bedroom, 2.00 Bathroom, 2,137 sqft

Residential on 4.15 Acres

NONE, Enchant, Alberta

Double wide manufactured home on 4.15 acres! Close to Enchant, Vauxhall, with plenty of privacy. Featuring a metal roof less than 8 years old, a new hot water tank, a great fishing spot within half a mile, a half mile from 20,000 native acres, a dugout with irrigation supply for the yard, and lastly a large open layout with potential for upgrades. This property would be the perfect opportunity for someone looking to live rurally on a sizable lot, with potential rent/purchase additional land in the area and enjoy maximum private living. This property has also recently had 40 tons of junk cleaned up and hauled away, a new electrical pump, new lawn watering system installed, the dugout has been completely pumped out and refilled with fresh water, a ton of yard work, brand new garage door installed, and the water source has been treated. This is your chance to live rural and own a generous amount of land! Don't hesitate to book a showing with your favorite REALTOR®.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2179945  |
| Price          | \$409,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,137     |



|            |                                      |
|------------|--------------------------------------|
| Acres      | 4.15                                 |
| Year Built | 1980                                 |
| Type       | Residential                          |
| Sub-Type   | Detached                             |
| Style      | Acreage with Residence, Modular Home |
| Status     | Active                               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 151047 Range Road 171 |
| Subdivision | NONE                  |
| City        | Enchant               |
| County      | Taber, M.D. of        |
| Province    | Alberta               |
| Postal Code | T0J2Z0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Crawl Space, None                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Back Yard, Cleared, Front Yard |
| Roof              | Metal                          |
| Construction      | Vinyl Siding                   |
| Foundation        | Wood                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 166                 |
| Zoning         | Rural Residential   |

### Listing Details

Listing Office

2 PERCENT REALTY

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