

\$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	187
Zoning	Rural Residential

Listing Details

Listing Office

2 PERCENT REALTY

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