

# \$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	180
Zoning	Rural Residential

### Listing Details

Listing Office

2 PERCENT REALTY

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