

**31303 range rd 143 Road
Rural Special Areas No. 2, Alberta****MLS # A2196008****\$219,500**

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	912 sq.ft.	Age: 1964 (62 yrs old)
Beds:	3	Baths: 1
Garage:	Double Garage Detached	
Lot Size:	3.14 Acres	
Lot Feat:	Front Yard, Irregular Lot, Sloped Down, Views	

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-31-14-W4
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: lawn tractor, cultivator, wagon, piano, shed, gardening tools

Price reduced to reflect foundation repair! This charming 3-bedroom, 1-bathroom home sits at the end of a paved road on a beautiful 3.14-acre lot, offering breathtaking views from its elevated location. Ideally situated just outside of town and close to all amenities, it provides the perfect blend of peaceful retreat and everyday convenience. The property features a spacious detached 2-car garage and plenty of outdoor space, ideal for recreation or future expansion. While the home would benefit from some attention to its foundation, it offers an incredible opportunity for buyers seeking a property with great potential. With a little vision, this home could truly shine combining tranquility, accessibility, and room to grow!