

# \$274,900 - 31303 Range Rd 143 Road, Special Areas No. 2

MLS® #A2196008

**\$274,900**

3 Bedroom, 1.00 Bathroom, 912 sqft  
Residential on 3.14 Acres

NONE, Special Areas No. 2, Alberta

This charming 3-bedroom, 1-bathroom home is nestled on a beautiful 3.14-acre lot, offering breathtaking views from its elevated location. The property is ideally situated right outside town, close to all amenities, making it both a peaceful retreat and a convenient place to live. It also features a spacious detached 2-car garage and plenty of outdoor space, perfect for various activities or potential future expansion. While the home would benefit from some attention to its foundation, it presents a wonderful opportunity for buyers looking to invest in a property with great potential. With a little vision, this home could truly shine, offering a perfect balance of tranquility and accessibility, with room to grow and personalize!



Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196008    |
| Price          | \$274,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 912         |
| Acres          | 3.14        |
| Year Built     | 1964        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31303 Range Rd 143 Road |
| Subdivision | NONE                    |
| City        | Special Areas No. 2     |
| County      | Special Area 2          |
| Province    | Alberta                 |
| Postal Code | T0J1P0                  |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Oven, Washer |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                  |
| Lot Description   | Front Yard, Irregular Lot, Sloped Down, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Block   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 167                 |
| Zoning         | RR                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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