

# \$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	199
Zoning	RR

### Listing Details

Listing Office	Real Estate Centre
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