



**145040 RGE RD 181**  
**Enchant, Alberta**

**MLS # A2254344**



**\$880,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	7.07 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, Underground		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Rural AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

So here is an amazing acreage that has all the bells and whistles, and is truly a "Move In" ready home. Sitting on 7.07 acres, the home is 1633 SQFT, 4 bed, 4 bath, with tons of natural light and open floorplan that includes a large kitchen, island, dining room, and a beautiful deck off the kitchen to enjoy those beautiful sunsets. Living room boasts a fireplace for the fall evenings coming soon, main floor laundry, and another two bedrooms. The basement has a huge rec room complete with a walk-out basement to enjoy ! So many upgrades to talk about with this one. There are large windows downstairs so you don't have that "basement" feel to it, another two large bedrooms, large bathroom, cold storage and another large storage room. Attached 25x25 garage with radiant heat that's a year old, AC, UG sprinklers , 12x16 metal Garden shed with a roll up door and a concrete pad, a treed park-like yard that many dream of. Everything has been so well taken care of, including the newly built 40x60 shop. Concrete floor with a drain, plumbed and ready to go for a bathroom in there if you would want, gas line, set up for an up-top exhaust fan, and 20x14 door. The yard, the home, the views, the shop and the animals... It's all here for you ~