# \$265,000 - 214 Klingers Street, Enchant

MLS® #A2196219

### \$265,000

3 Bedroom, 1.00 Bathroom, 1,150 sqft Residential on 0.21 Acres

NONE, Enchant, Alberta

Looking for a home with potential? This one is well on its way! Recently placed on an ICF basement, it has already seen fantastic updates, including a brand-new kitchen with stylish cabinets, fresh counters, updated fixtures, and modern lighting. Just off the kitchen, a dedicated dining space offers room to gather. New flooring runs throughout the main level, which features three bedrooms, a refreshed bathroom, and large vinyl windows that fill the home with natural light. A rock-walled corner in the living room has been prepped for a future wood stove installation, adding to the home's cozy potential. The spacious side entry provides plenty of room for coats and boots, while a second entrance on the opposite side offers added convenience (stairs needed). Downstairs, the basement is framed and ready for your vision, with two bedrooms already started and a bathroom underway, complete with a tub in place. Whether you're looking to build equity or create your dream space, this home is a fantastic opportunity

Built in 1975

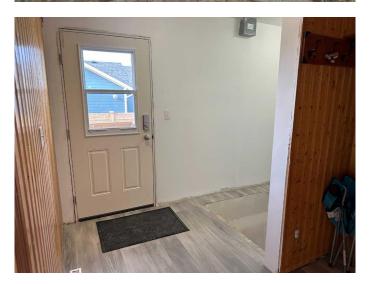
## **Essential Information**

MLS® # A2196219 Price \$265,000

Bedrooms 3
Bathrooms 1.00







Full Baths 1

Square Footage 1,150
Acres 0.21
Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 214 Klingers Street

Subdivision NONE

City Enchant

County Taber, M.D. of

Province Alberta
Postal Code T0K 0V0

#### **Amenities**

Parking Spaces 2

Parking Off Street, Gravel Driveway

#### Interior

Interior Features Vinyl Windows
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot, Level

Roof Metal

Construction Vinyl Siding Foundation ICF Block

#### **Additional Information**

Date Listed February 24th, 2025

Days on Market 78

Zoning HR

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

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