

# \$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	73

Zoning

HR

## **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

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