

# \$295,000 - 81521, 190 Range Road, Nampa

MLS® #A2207473

## \$295,000

3 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 10.63 Acres

Northern Sunrise County, Nampa, Alberta

MOTIVATED TO SELL!! Welcome to this enchanting 10.63-acre property! Surrounded by trees and fencing, this private retreat offers the perfect setting to call home. With recent updates and some remodeling, itâ€™s an ideal choice for a first-time homebuyer or those looking to retire to the tranquility of country living. New updates include all new drywall throughout most of the home, a brand new kitchen, new dishwasher, an expansion to the dining area, some new windows, a new shed built at the end of 2024. Also, the shingles, siding, some windows, fridge, stove, furnace and hot water tank were redone and replaced 5 years ago. Don't miss this great opportunity to call this your new home!

Built in 1971

### Essential Information

MLS® #	A2207473
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	10.63
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow



Status	Active
--------	--------

## Community Information

Address	81521, 190 Range Road
Subdivision	Northern Sunrise County
City	Nampa
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

## Amenities

Parking	RV Access/Parking
---------	-------------------

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Portable Dishwasher
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Secluded, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	44
Zoning	A

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.