

# \$310,000 - 81521, 190 Range Road, Nampa

MLS® #A2207473

## \$310,000

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, it'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	\$310,000
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 9  
Zoning A

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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