

\$495,000 - 101022 Rge Rd 161, Rural Taber, M.D. of

MLS® #A2190853

\$495,000

3 Bedroom, 2.00 Bathroom, 1,444 sqft
Residential on 2.22 Acres

NONE, Rural Taber, M.D. of, Alberta

Welcome Home! Warm, inviting, charming and rustic are just a few of the words that describe this fantastic acreage located just 5 minutes (5.5 kms) from Taber on paved roads. From the minute you step inside, you will feel welcome here! The kitchen features a large island (with a wine rack) and a generous dining room area. The master bedroom has a walk through closet leading to a 2 pc ensuite. From the ensuite, you can access the large (17' X 32') deck; complete with hot tub. The living room is huge and features a wood burning stove. There's also another bedroom; complete with a murphy bed; main floor laundry, and another room which could be an office, exercise room or whatever you decide. This room also leads you out to the massive attached 30' X 40 heated garage (added in 2014 with a new heater in 2022). In the basement, there's a family room, another bedroom and plenty of room for storage. Some important updates include a new Carrier furnace in 2023, new electrical panels, new hot water tank in 2022, cistern pump and new landscaping in the backyard. There's also another (32' X 26) garage/storage building. With appliances, underground sprinklers, and central A/C also included, this package is complete! This home shows pride of ownership and is move in ready so have a look today and welcome home!

Built in 1954



Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2190853 |
| Price | \$495,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,444 |
| Acres | 2.22 |
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 101022 Rge Rd 161 |
| Subdivision | NONE |
| City | Rural Taber, M.D. of |
| County | Taber, M.D. of |
| Province | Alberta |
| Postal Code | T1G 2C9 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Garburator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Partially Finished, Partial |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Other, Storage |
| Lot Description | Landscaped, Underground Sprinklers |
| Roof | Metal |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 29th, 2025 |
| Days on Market | 78 |
| Zoning | RA |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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