



Range Rd 172
Rural Taber, M.D. of, Alberta

MLS # A2295947



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,608 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	2.53 Acres		
Lot Feat:	Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	Cistern
Floors:	Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	27-9-17-W4
Exterior:	Vinyl Siding	Zoning:	RS,NR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shop equipment negotiable

This 2.3 acre/ml acreage is extra. Comfortable home and potential for agri-business located closed to Taber just off of hi-way 3. Excellent mechanical/welding shop set up with large 60x64 shop with 10 ton overhead crane and 19.5 ft ceilings as well as bays and mechanical pit. Plenty of space for a fabrication setup. The home has 3 bed/2 bath on main floor as well as an illegal basement suite with its own laundry ,kitchen and bathroom. Upstairs offers a large patio and a wood burning stove in the living room.