



80074 HWY 36
Rural Taber, M.D. of, Alberta

MLS # A2301532



\$960,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,421 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Aggregate, Double Garage Detached, Multiple Driveways, Off Street, Single C		
Lot Size:	11.54 Acres		
Lot Feat:	Front Yard, Level, Many Trees, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Linoleum, Wood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	1-8-17-W4
Exterior:	Masonite, Stucco, Vinyl Siding	Zoning:	RA - Rural Agricultural
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Storage, Vinyl Windows		

Inclusions: Electric opener on shop

Located 18.4Km south of Taber with easy access directly off Hwy 36. This 11.54 acre m/l parcel has a 1421 square foot home with single attached garage, double detached garage and large 40x100 foot shop. Rural Agriculture zoning allows for multiple use possibilities that other acreages just don't have. The metal clad shop has a partial concrete and dirt floor. The property has a cistern for potable water and dugout water, filled twice yearly by the seller, for yard and other use. The property features a mature, well treed yard with plenty of space and privacy.